the Exchange

Eastern Washington

February 26 - March 4, 2026

BUY - SELL

Classified Ad Deadline: Wednesday 12pm

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Old motorcycles too. Dependable service! Good Guys Towing, 509-218-2190 Spokane

OPEN HOUSE THURSDAY, FEBRUARY 26 THROUGH SUNDAY,

March 1, 6212 S Ranch Park Ln, Spokane. Thursday & Friday open 10:30-5:30, Saturday open 10am- 12pm, Sunday open 11am- 2pm. Come see this 5 bedroom, 5 bathroom, Victorian estate with historic richness & modern luxury on 10 sprawling acres. High ceilings feature handmade gold inlays & moldings, while a brilliant brass chandelier illuminates the entrance. The Primary Suite is a sanctuary, including a private sauna, a classic widow's perch, a versatile bonus room, & a spacious walk-in closet. The chef's kitchen has been recently updated. The property includes garaging for five vehicles, RV space, & a 700 sq ft guest suite (ADU) above the second garage. Offered at $2,100,000. Lonnie Castillo, 509-903-3807, Deese Real Estate

PRECIOUS SIAMESE KITTENS

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MALE BLUE HEELER YEAR & A HALF OLD

Neutered & up to date on shots, needs a larger outdoor space than I can provide, $100 rehoming fee. Located in Eastern Washington but willing to travel to meet. Text, 360-477-6931 Spokane

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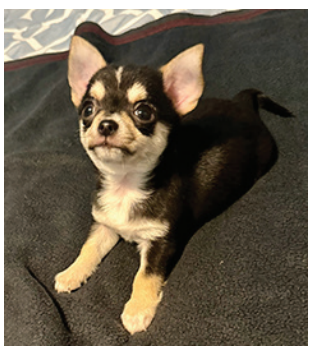
AWD, CD player, everything works, 40mpg, loaded, 4 cylinder, excellent chape, no accidents, $16,000 or best offer. 509-768-3818 Spokane



BEAUTIFUL PUREBRED SHORT HAIR MALE CHIHUAHUA PUPPY

Tri-color, comes from well bred parents from champion bloodlines. Parents are OFA tested for heart & patella. Comes with canine wellness form, first shot, & dewormed, $800. Pet companion only. 509-881-1213 Wenatchee

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Shop for clothing, jewelry, accessories, housewares, collectibles, gifts & more! All blue tags 50% off through Sunday. Discovery Shop, 805 W. Garland Avenue, Spokane. 509-328-9373

NEED CASH? BUYING OLD SILVER DOLLARS & COINS

Also gold, scrap & dental gold. Call or come in for a free quote or questions. 641 W Garland, Spokane. www.RedLineCoins.com 509-327-9402

OVER THE MOON RELICS IS OFF LOOKING FOR A POT OF GOLD

For you on March 2 & 3! We have items from Classic Horror to Lucky Charms serving up gold & a little mischief for March Madness Friday 13! Come in & get a lucky coin when you spend $10 or more on the 13th & come back to the store between March 17-20 for a discount on your next purchase. Our newest arrivals are Classic Monsters, VW Bugs in multiple sizes, Chase & Super Chase Diecast, and Action Figures. If you want to check on something, call us- we love getting your calls, new arrivals are happening all the time! Don't wait to get a unique gift here, supplies are limited. Our regular hours: closed Mondays; Tuesday-Thursday, 12pm-5:30pm; Friday, 12pm-6pm; Saturday, 11am-5pm; Sunday, 1pm-4pm. Thank you for your unwavering support of our small shop! 604 W. Garland Avenue, Spokane. 509-998-7660

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16TH ANNUAL ODESSA FIRE DEPARTMENT FARM EQUIPMENT AUCTION

Sale Date: Saturday, February 28, 2026, 9am

INSPECTION: Friday, February 27, 8am-5pm

LOCATION: 108 E. Railroad Ave. N., Odessa WA, 99159 (by Rocky Coulee Brewery) watch for signs

FOR CONTACT INFO: Don 509-988-0433, Roger 509-988-0226, to see complete listing go to www.OFDauction.com

GUEST AUCTIONEER: Jake Barth of Yarbro Auctions

2000 Mercedes S500; '99 Chev Suburban; '99 Chev Silverado; 99' Buick LaSabre; Ford Expedition 4x4; 00' Ford F250 XLT 4x4; 08' Dodge Bighorn; 03' Chev LS 1500 4x4; '02 GMC Yukon Denali 4x4; '90 Chev 3500 Silverado w/ Diesel slip tank/ pump; '13 Ford F150 XLT 4x4; Dodge Dakota 4x4; IH 2500; '52 Chev Truck; '72 Kenworth Boom Truck; Boats, RVs; Equipment Trailers; Utility Trailers; Honda Rancher; Allis Chalmes 7040; '04 MacDon 9352i 1240 header; 06 MacDon 972; 'JD Conditioner; Case, Massey Ferguson, Hillco, Rankin, Int'l, Champion, Honda & More; 2012 Trail-Eze Equipment Trailer, 53' Long, 102" W, 3 axle, air lift; Industrial & Commer. Equipment; 69 Liftall L60; '84 IH w/ dump sander box; '83 Chev C70 w/ 16 ft bed & hoist; UTVs; ATVs; Motorcycles; Combine Header; Farm Fuel Tanks; Zero Turn mower plus one for parts; Iron & Steel Tubing, Angle Iron, Metal Rails; Square Tubing, Rebar, Grates, Antiques, Tires & Wheels, Gates, Lots of Tools...

TOO MUCH TO LIST!

www.ofdauction.com

No Children under 13 allowed

CONSIGN FOR OUR NEXT ONLINE AUCTION MARCH 20- 25

Preview March 12-14. Auction Northwest is always accepting consignment of equipment, vehicles, tools, ATVs, building supplies, trailers, RVs, farm implements, surplus & more. Unsure if we will consign something? Just give us a call! We strive to provide a great experience & trusted service to both consigners & buyers with our Online Equipment Auctions. We also do online & in-person auctions for business liquidations & entire estates. We are located at 3156 N. Beck Road, Post Falls, Idaho. Open Tuesday through Friday, 8am-4pm. Contact info@auction-nw.com or call 208-994-6003. To register & see photos: www.AuctionNorthwestLLC.HiBid.com

SPANGLE CONSIGNMENT AUCTION

Seeking consignments for our next auction. Taking consignments starting April 3rd. Farm equipment, vehicles, tools, miscellaneous. Auction will be Saturday, April 11, at 410 West 1st Street Spangle. Contact us: spangleauction@gmail.com or call/ text, 509-599-9888 Spangle

PREMIER AUCTION CENTER NOW HAS ONLINE AUCTIONS!

We are still having our live auction the second Friday of each month, so mark your calendars for Friday, March 13 & every other week our auctions will be online, check the details out here, PremierAuctionCenter.HiBid.com For information & pictures on our live auction, go to our regular website: www.PremierAuctionCenter.com

VEHICLE AUCTION

Bulldog Towing LLC. Thursday, March 5. Viewing starts at 1pm. Sale starts at 2pm. 4727 N. Myrtle St, Spokane. 2003 Buick LES4D; 2008 BMW 550; 2004 Cad Seville; 1995 Ford Taurus; 1994 Toyota Camry; 1997 STRN SL1; 1998 Sub Impreza; 2011 Ford Fusion; 1977 Volvo 244; 2011 Mazda CX-7; 2005 KIA Sorento; KIA Spectra; 2017 Chevy Malibu

ABANDONED VEHICLE AUCTION

Saturday, February 28, viewing 10am, auction starts at 11am. 1212 Maple Street, Wenatchee 98801. 2007 Toyota Camry, no keys, VIN# 4T1BE46K47U111935; 2007 Nissan Altima, has keys, VIN# 1N4BL21E47-C120601; 2000 Nissan Maxima, no keys, VIN# JN1CA31D3YT702260; 2000 VW Jetta, has keys, VIN#3VWRA29M5YM00-8218

NELSON'S TOWING AUCTION

Wednesday, March 4. Viewing at 11am & bidding at 12pm. 808 E. Houston Avenue, Spokane. 1998 Chevrolet Cavalier, purple; 1993 Honda Accord, black; 2020 Ford Mustang, white; 2003 Ford Expedition, blue; 2003 Acura 3.2 TL, gray; 2003 Ford Explorer, blue; 2010 Ford Fusion, silver; 2006 Honda CRV, maroon

IN ACCORDANCE WITH

The revised code of Washington (RCW 46.55.130), Randy's Towing #5664 will sell to the highest bidder. There will be 3 vehicles on Tuesday, March 3, 2026. Prior inspection will be from 11am until 12pm. This company can be contacted at 509-663-8471 for questions regarding this auction. This sale location is 353 Malaga-Alcoa Hwy, Wenatchee

SALES & AUCTION INDEX

SALES & EVENTS

Feb. 26 - Mar. 2, 9am-5pm	A.B.E.S. Warehouse Estate Sale	3038 E Trent Ave, Door B, Spokane
Feb. 27 & 28, 9am-4pm	Medical Lake Moving Sale	21203 West Beechwood Road, Medical Lake
Feb. 27 & 28, 8am-5pm	OCD Estate Sale	11603 E Main Ave, Spokane Valley
Feb. 28, 10am-3pm	Bethlehem Chapter Eastern Star Spring into Spring Craft Sale	310 N. Main & Boyer Mountain Lodge
Mar. 14, 9am-4pm	Annual Arts & Crafts Show	Southside Community Center, 3151 E 27th ave, Spokane

AUCTIONS

Feb. 26 12pm	Okanogan	Randy's Towing	2135 Elmway
Feb. 27, 12:30pm	Spokane Valley	Recovery Masters Washington	13417 E. Trent
Feb. 27, 12pm	Spokane Valley	Reliable Towing East Auction	13417 E. Trent
Feb. 28, 9am	Odessa	16th Annual Odessa Fire Dept. Farm Equipment Auction	108 E. Railroad Ave.
Feb. 28, 11am	Wenatchee	Abandoned Vehicle Auction	1212 Maple Street
Mar. 1, 12pm	Airway Heights	Owens Estate Auction	1514 S. Flint Rd.
Mar. 3, 12pm	Wenatchee	Randy's Towing	353 Malaga-Alcoa Hwy.
Mar. 3, 12pm	Post Falls	Abandoned Vehicle Auction Reliable Towing	2811 W. Seltice Way
Mar. 4, 12pm	Spokane	Nelsons Towing Auction	808 E. Houston Avenue
Mar. 5m 2pm	Spokane	Vehicle Auction Bulldog Towing	4727 N. Myrtle St
Mar. 7, 10 am	Spokane	Spokane Mini Warehouse Public Auction	4503 E. Trent

CLIP & SAVE • IN PRINT & ONLINE EVERY THURSDAY

the Exchange

Call: **509-922-3456 or 800-326-2223**
Text: **509-922-3456**
5111 E. Trent Ave. Spokane, WA 99212

CONSIGNMENTS NEEDED *for our* SPRING AUCTION

Closing April 9!

LAST DAY FOR CONSIGNMENTS MARCH 20

Agricultural • Industrial • Seizures
School Surplus • Municipality

New Location!
1616 University Pkwy., Yakima, WA 98901

HEAVERLO NW AUCTIONS

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PUBLIC AUCTION
Notice of Lien Sale

PUBLIC AUCTION: Saturday, March 7, 2026 - 10am Sharp!
Location: SPOKANE MINI WAREHOUSE
4503 E. TRENT - Spokane, WA

Notice is hereby given pursuant to the Washington Self-Service Storage Facility Act, Chapter 19.150 RCW, RCW Sections 19.150.010 thru 19.150.0904 of the business & professions code of the State of Washington. Spokane Mini Warehouse, located at 4503 E. Trent Spokane, WA 99212, will sell at public auction on March 7, 2026.

Sale starts at 10am sharp. Sign in begins at 9:30am
NO PHONE CALLS PLEASE. NO EARLY BIRDS!

The following brief description of property: Sofas, Mattresses, Wall Art, Electronics and General Household and Garage Items, stored here by the following Parties:

C-16 – Corrie Shirkey	D-42 – Kim Mason	H-47 – Marlin Daughrity
D-09 – JeaNette Wilson	F-43 – Zane Williams	K-17 – Lea Finnegan
D-11 – Allan Wilson	K-02 – Maya Finnie	K-18 – Lea Finnegan
D-26 – Nakia Wapato		

Said sales are for the purpose of satisfying Lien of the undersigned for storage fees, Lien sale costs, and advertising. We reserve the right to refuse any and all bids.
Dated: February 25, 2026 Spokane Mini Warehouse
Published: February 26 through March 4, 2026
Property Manager: Cory Stanford

OWENS AUCTION

"ESTATE SPECIALISTS"

Estate Auction Schedule

OUR NEW LOCATION
1514 S. FLINT RD, AIRWAY HEIGHTS, WA
The Triumph Building off Hwy 2 next to the Rusty Moose

SUNDAY, MARCH 1, 12 NOON
Preview: Saturday, February 28, 10am-2pm
Sunday, March 1, 11am

The "Next Amazing Phase" of the 2 New Lifetime Estate Collections!
We have unpacked hundreds more quality items
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HIGHLIGHTS INCLUDE:
Quality New & Used Furniture, Furnishings & Home Decor; Antiques/Collectibles; Fine Art; Bronze Sculptures; Estate Jewelry; Sterling Flatware; 14K & Silver Pocket Watches; Juke Box; Coin-Op; Vintage TV's & Radios; Victrolas; Floor & Tabletop Radios & Phonos; Music Boxes; SPORTS-(Baseball)-Signed Photos, 1000 Cards, Mitts, Jackets, Jerseys ++; Advertising; Ethnic Collectibles & Weaponry; Pipes; Postcards; Paper Currency; Black Americana; Cloisonne; Murano; Dolls; Steins; SW Pottery; 6' Bronze & Aluminum Indians; Books; Rugs; Fine Glassware & China; Country; Another Endless List of Goodies!
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SPRING INTO SPRING CRAFT SALE, DEER PARK
Saturday, February 28, 10am-3pm. 310 N. Main & Boyer Mountain Lodge, 30 vendors, hand-crafted items. Sponsored by Bethlehem Chapter Eastern Star

INLAND EMPIRE COIN SHOW
Kootenai County Fairgrounds, Building 1. 4056 N. Government Way, Coeur d'Alene, Idaho. Saturday, March 7, 10am-5pm; Sunday, March 8, 10am-3pm. Admission $3, kids 12 & under free. Over 35 regional dealers, free appraisals. Sponsored by Coeur d'Alene Coin Club. 509-595-0435

BIGFOOT RECORDS IN THE GARLAND DISTRICT HAS 2000+ NEW VINYL
Records & CDs in stock, as well as used vinyl, CDs, cassettes, stereo equipment & clothing! Always buying, willing to travel to you! Now open 7 days a week! Monday-Saturday, 10am-5pm; Sundays, 10am-3pm. 905 W. Garland Avenue, Spokane. Store, 509-325-0486; Mike cell, 509-342-6208 Spokane https://BigFootRecordsSpokane.com/

BUYING VINYL MUSIC RECORDS, LPs, ALBUMS & AUDIO EQUIPMENT
Buying vinyl records, CD's, cassette tapes, & collections, 33/45/78 RPM, all genres. Don't hesitate to text or call. Will travel. Joel, 509-710-3749 Spokane

PLAN TO ATTEND THE SPRING MODEL TRAIN SHOW IN SPOKANE
Sunday, March 8, 9:30am-3:30pm, Spokane County Fair & Expo Center, Buildings, A, B & C. 404 N. Havana, Spokane. Admission $8 Adults, Kids 12 & under free. Questions? Call, 509-991-2317 Spokane

OCD ESTATE SALE
Friday, February 27 & Saturday, February 28, 8am-5pm. 11603 E Main Ave, Spokane Valley. You do not want to miss this sale! Beautiful artwork, printed & numbered with certificates, costume jewelry, clothing, love seat recliner with middle console, armchairs, armoire, dressers, queen size bed, office supplies, desks, bookshelves, books, encyclopedias, christmas decor, collectibles, American Girl doll, household goods, hockey jerseys, fireman paraphernalia, riding law mower, push mower, lawn equipment, air compressor, power tools, hand tools, camping gear. This house is packed, too much too list!

ANNUAL ARTS & CRAFTS SHOW
Saturday, March 14, 9am-4pm. Southside Community Center, 3151 E 27th ave, Spokane. 509-993-0803. Treasures created by local artists & crafters. Yard art, greeting cards, journals, plants, chair massage, jewelry, soap lotion/bars, handmade bags, coats & purses with bling & more. Food items include fudge, sourdough, soft peanut brittle, gourmet popcorn, roasted coffees. Raffle tickets for prizes & treats.

OVER THE MOON RELICS IS OFF LOOKING FOR A POT OF GOLD
For you on March 2 & 3! We have items from Classic Horror to Lucky Charms serving up gold & a little mischief for March Madness Friday 13! Come in & get a lucky coin when you spend $10 or more on the 13th & come back to the store between March 17-20 for a discount on your next purchase. Our newest arrivals are Classic Monsters, VW Bugs in multiple sizes, Chase & Super Chase Diecast, and Action Figures. If you want to check on something, call us- we love getting your calls, new arrivals are happening all the time! Don't wait to get a unique gift here, supplies are limited. Our regular hours: closed Mondays; Tuesday-Thursday, 12pm-5:30pm; Friday, 12pm-6pm; Saturday, 11am-5pm; Sunday, 1pm-4pm. Thank you for your unwavering support of our small shop! 604 W. Garland Avenue, Spokane. 509-998-7660

LAKE STREET MARKET IN REARDAN AT THE COMMUNITY HALL
120 N. Lake Street. Shop local, pop-in & shop! We are skipping March, but our next market will be Saturday, April 18, save the date! www.ReardanCommunityHall.com

THE TROVE HAS RECORDS, CASSETTES, CDs, VHS & DVDs
Stop in & browse our three floors of treasures & other collectibles! Large selection of books, gifts, music, candy, tools, vintage, jewelry, toys, glass, coins, knives, signs, automotive items, ephemera, video games, vinyl records, cassettes, CDs & so much more! Garland Treasure Trove, 811 W. Garland, Spokane. Stop in & find a treasure! Reg. hours: Tues-Sat., 11am-5pm. 509-863-9738 Spokane

HUGE WAREHOUSE ESTATE SALE
Furniture, twin hide-a-bed, washer, dryer, refrigerator, corner cabinet, bookcases, housewares, home & wall decor, wrought iron decor, many antiques & vintage collectibles, jewelry, old phones, metal art, metal signs, old porcelain signs, kitchenwares, knives & gadgets, cast iron ware, bakeware, candle wares, silk flowers, craft wares, blankets, quilts, bedding, linens, glassware, knick-knacks, hats, toys, many old books, electronics, camping, Coleman lanterns, outdoor, yard, garden, patio ware, a few tools, generator, garage/ shop hardware, get'er done stuff, storage cabinets, shelves & chests, clothes, shoes, Easter, archery bows, Air Soft, paintball, BB, pellet guns & accessories, swords & knives too! etc. etc, much much more! Old & vintage to modern & always a treasure to be found. This sale will run 5 days starting Thursday February 26 through Monday, March 2, 9am-5pm, cash only! Sunday is bargain day, all items under $100 half price, absolute best deal on rest, & Monday is $1 table day, all items on or under marked tables $1 or less. 3038 E. Trent Avenue, Door B, Spokane. Please Facebook your friends & tell your neighbors about this sale too! watch for the pink signs

GOLD & SILVER COINS
Buy, sell, trade, loan. Lizzy's Coins & Jewelry, 123 Palouse Street, Wenatchee. 509-662-8521

MEDICAL LAKE MOVING SALE, EVERYTHING MUST GO!
Friday & Saturday, February 27 & 28, from 9am to 4pm. Large and small yard & garden tools including riding mower, house full of furniture including dining set, bedroom, living room, bookcases, chairs, etc. Appliances including microwave, VCRs, DVD players, cassette & CD players. Studio & music equipment ranging from mixing boards & computers to DAT players & audio codec for remote radio broadcast (station links). Hand tools like socket sets, drills, hand saws, wrenches & the like. Office furniture, desks, chairs, bookcases, and equipment. You name it, too much to list! Come see it all at 21203 West Beechwood Road, Medical Lake

Spring Model Train Show
Spokane County Fair and Expo Center | 9:30am-3:30pm
$8 Admission
Bldg A, B, & C
Sunday, March 8th • 509-991-2317
River City Modelers

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SPECIAL PRICE
Mac The Tool Guy, antique tractor seat, Great Northwest Vendor Mall, was $69, now $29. Bear skin rug sold. Mountain Goat rug now $180. Slate clock now $275

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In January from 10am-5pm. Ride our 2' gauge train, learn the history of Inland Northwest Railroading, view memorabilia, drive a railroad spike, see model trains run, tour the museum train & have fun! 27300 Sprinkle Road, Reardan. 25 miles West of Spokane on Hwy 2 at 231 S. 509-796-3377 www.InlandNWRailMuseum.com

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MISCELLANEOUS

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In & around the Spokane area. 509-939-8820

LOOKING FOR A HAIR STYLIST TO JOIN ANGEL'S TOUCH
We are a 30 year established hair salon, and are looking for someone who already has a client list that would like to rent a station, $350 per month. The person that left was with us for 30 years. Calls only, 509-892-6907 or 509-850-5222 Spokane Valley

SPOKANE VALLEY CITY COUNCIL TUES., FEB. 24, 2026 | MEETING RECAP

The City Council participated in a budget workshop on Tuesday, Feb. 24 to kick off discussions about the 2027 city budget. The regular 6 p.m. Council meeting was canceled due to the daytime workshop.

At the workshop, city staff shared budget-related information to help inform the Council's discussion. No Council action was taken during the workshop.

After the Council reviewed their budget priorities, much of the agenda included reviewing the city's nine public safety interlocal agreements, with the largest being law enforcement. In addition, staff presented information about the need for a public safety coordinator, options for increasing business licenses to be more aligned with neighboring cities, information about current city events and proposals for the city to take on additional events, and ideas for presenting budget priorities.

About Spokane Valley City Council

City Council meetings occur most Tuesdays at 6 p.m. at Spokane Valley City Hall, 10210 E. Sprague Avenue, Spokane Valley, and online via Zoom. Meeting agendas and minutes are available at SpokaneValleyWA.gov/Agendas. Community members are invited to attend Council meetings to participate in action items or public comment periods in-person or online. Council meetings are broadcast on Comcast channel 14. Email the Council at CityCouncil@SpokaneValleyWA.gov or learn more at SpokaneValleyWA.gov/CityCouncil.

Stay Connected

Spokane Valley City Hall is open Monday through Friday from 8 a.m. to 5 p.m. Information is available online at SpokaneValleyWA.gov. Sign up to receive email updates about the topics that matter to you most at SpokaneValleyWA.gov/SignUp or follow the city on social media.

CHOICE DIAMOND LAKE MINI STORAGE & PARKING
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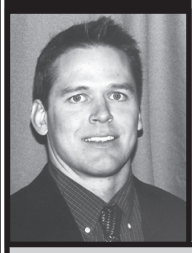
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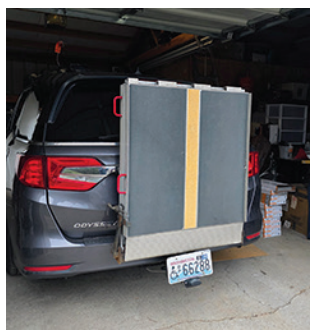

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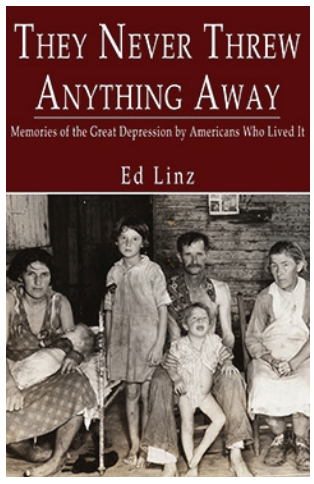

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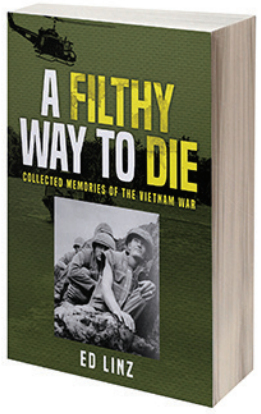

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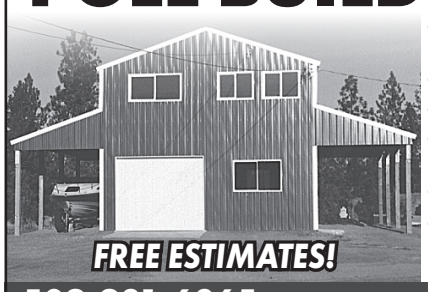

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Senior Center DANCE CALENDAR

for Members & Guests

FRIDAY, FEBRUARY 27

Valley Eagles - *16801 E. Sprague, Spokane Valley*
Music & Dance 7pm-10pm by **Chris Ellenberger**

North Side Eagles - *6410 N. Lidgerwood, Spokane*
Music & Dance 5pm-7pm by **After Dark Band**
Music & Dance 7pm-10pm by **Stage Coach West**

SATURDAY, FEBRUARY 28

Corbin Senior Center - *827 W. Cleveland, Spokane*
No Charge **Ben Clain Birth Bash**

MONDAY, MARCH 2

Corbin Senior Center - *827 W. Cleveland, Spokane*
Music 7pm-9pm by **TNT**

TUESDAY, MARCH 3

Corbin Senior Center - *827 W. Cleveland, Spokane*
Music 7pm-9pm by **Bobby & Tommy**

VFW 1474 - *2902 E. Diamond, Spokane*
Music & Dance 5-7pm by **Bobby & Tommy**

Hillyard Senior Center - *4001 N. Cook St., Spokane*
Music 1pm-3pm by **Jerryatrics**

WEDNESDAY, MARCH 4

Valley Eagles - *16801 E. Sprague, Spokane Valley*
Music & Dance 7pm-10pm by **Cover to Cover**

Deer Park Eagles - *12 W. South Ave., Deer Park*
Music & Dance 4:30pm-7pm by **Don Sellers**

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LEGAL NOTICES

NOTICE OF TRUSTEE'S SALE
Pursuant to the Revised Code of Washington 61.24, et seq.**108 1st Ave South, Suite 450 Seattle, WA 98104** Trustee Sale No.: **WA-25-1023797-RM** Title Order No.: **3654125** Reference Number of Deed of Trust: **Instrument No. 7223765** Parcel Number(s): **03092.9023** Grantor(s) for Recording Purposes under RCW 65.04.015: **John C. Hicks and Sheryl V. Hicks, a married couple** Current Beneficiary of the Deed of Trust and Grantee (for Recording Purposes under RCW 65.04.015): **Freedom Mortgage Corporation** Current Trustee of the Deed of Trust: **QUALITY LOAN SERVICE CORPORATION** Current Loan Mortgage Servicer of the Deed of Trust: **Freedom Mortgage Corporation** I.**NOTICE IS HEREBY GIVEN** that QUALITY LOAN SERVICE CORPORATION, the undersigned Trustee, will on **3/6/2026**, at **09:00 AM Outside the East Entrance of the Spokane County Courthouse, located at 1116 West Broadway Avenue, Spokane, WA 99260** sell at public auction to the highest and best bidder, payable in the form of credit bid or cash bid in the form of cashier's check or certified checks from federally or State chartered banks, at the time of sale the following described real property, situated in the County of **SPOKANE,** State of **Washington,** to-wit: **Parcel A: A parcel of land located in the Northwest Quarter of Section 9, Township 23 North, Range 40 East, W.M., in Spokane County, Washington, more particularly described as follows: Beginning at the intersection of the centerline of Malloy prairie road and the South line of Section 9; thence North along the centerline of said road 3,810.8 feet to engineer station P.O.T. 250+22.90 Malloy Prairie Road C.R.P. no. 368. Said point being the true Point of Beginning; thence along said centerline North 6°00' East 43.60 feet to P.C. station 250+66.50; thence continuing Northerly along said centerline 176.40 feet to engineers station P.O.C. 252+42.90; thence North 88°45' West, 1,030.00 feet; thence Southerly and parallel with the centerline of described road 220.00 feet; thence South 88°45' East, 1,030.00 feet to the true Point of Beginning. Except any portion thereof lying within Malloy Prairie Road. Parcel B: A parcel of land located in the Northwest Quarter of Section 9, Township 23 North, Range 40 East, W.M., in Spokane County, Washington, more particularly described as follows: Beginning at the intersection of the centerline of Malloy Prairie Road and the South line of Section 9; thence North along the centerline of said road 4,030.8 feet to engineers station P.O.C. 252+42.90 Malloy Prairie Road C.R.P. no. 368. Said point being the the true Point of Beginning; thence continuing Northerly along said centerline 210.00 feet to engineers station P.O.C. 254+52.90; thence North 88°45' West, 1,080.00 feet to the Northwest corner of said parcel; thence Southerly and parallel with the centerline of described road 210.00 feet; thence South 88°45' East, 1,080.00 feet to the true Point of Beginning, Except any portion thereof lying within Malloy Prairie Road. Situate in the County of Spokane, State of Washington.** More commonly known as: **16514 S MALLOY PRAIRIE RD, CHENEY, WA 99004** Subject to that certain Deed of Trust dated **7/13/2022,** recorded **7/13/2022,** under **Instrument No. 7223765** records of **SPOKANE** County, **Washington**, from **John C. Hicks and Sheryl V. Hicks, a married couple**, as grantor(s), to **WFG National Title Company of Eastern WA**, as original trustee, to secure an obligation in favor of **Mortgage Electronic Registration Systems, Inc. (''MERS''), solely as a nominee for Cardinal Financial Company, Limited Partnership, Its Successors and Assigns**, as original beneficiary, the beneficial interest in which was subsequently assigned to **Freedom Mortgage Corporation**, the Beneficiary, under an assignment recorded under Auditors File Number **7423828** II. No action commenced by the Beneficiary of the Deed of Trust as referenced in RCW 61.21.030(4) is now pending to seek satisfaction of the obligation in any Court by reason of the Borrower's or Grantor's default on the obligation secured by the Deed of Trust/Mortgage. III. The default(s) for which this foreclosure is made is/are as follows: Failure to pay when due the following amounts which are now in arrears: **$46,391.11.** IV. The sum owing on the obligation secured by the Deed of Trust is: The principal sum of **$771,349.92**, together with interest as provided in the Note from **3/1/2025** on, and such other costs, fees, and charges as are due under the Note, Deed of Trust, or other instrument secured, and as are provided by statute. V. The above-described real property will be sold to satisfy the expense of sale and the obligation secured by the Deed of Trust as provided by statute. Said sale will be made without warranty, expressed or implied, regarding title, possession or encumbrances on **3/6/2026**. The defaults referred to in Paragraph III must be cured by **2/23/2026** (11 days before the sale date), or by other date as permitted in the Note or Deed of Trust, to cause a discontinuance of the sale. The sale will be discontinued and terminated if at any time before **2/23/2026** (11 days before the sale), or by other date as permitted in the Note or Deed of Trust, the default as set forth in Paragraph III is cured and the Trustee's fees and costs are paid. Payment must be in cash or with cashiers or certified checks from a State or federally chartered bank. The sale may be terminated any time after the **2/23/2026** (11 days before the sale date) and before the sale, by the Borrower or Grantor or the holder of any recorded junior lien or encumbrance by paying the principal and interest, plus costs, fees and advances, if any, made pursuant to the terms of the obligation and/or Deed of Trust, and curing all other defaults. VI. A written Notice of Default was transmitted by the Beneficiary or Trustee to the Borrower(s) and Grantor(s) by both first class and certified mail, proof of which is in the possession of the Trustee; and the Borrower and Grantor were personally served, if applicable, with said written Notice of Default or the written Notice of Default was posted in a conspicuous place on the real property described in Paragraph I above, and the Trustee has possession of proof of such service or posting. The list of recipients of the Notice of Default is listed within the Notice of Foreclosure provided to the Borrower(s) and Grantor(s). These requirements were completed as of **9/23/2025**. VII. The Trustee whose name and address are set forth below will provide in writing to anyone requesting it, a statement of all costs and fees due at any time prior to the sale. VIII. The effect of the sale will be to deprive the Grantor and all those who hold by, through or under the Grantor of all their interest in the above-described property. IX. Anyone having any objections to this sale on any grounds whatsoever will be afforded an opportunity to be heard as to those objections if they bring a lawsuit to restrain the sale pursuant to RCW 61.24.130. Failure to bring such a lawsuit may result in a waiver of any proper grounds for invalidating the Trustee's sale. X. NOTICE TO OCCUPANTS OR TENANTS – The purchaser at the Trustee's Sale is entitled to possession of the property on the 20th day following the sale, as against the Grantor under the deed of trust (the owner) and anyone having an interest junior to the deed of trust, including occupants who are not tenants. After the 20th day following the sale the purchaser has the right to evict occupants who are not tenants by summary proceedings under Chapter 59.12 RCW. For tenant-occupied property, the purchaser shall provide a tenant with written notice in accordance with RCW 61.24.060. **THIS NOTICE IS THE FINAL STEP BEFORE THE FORECLOSURE SALE OF YOUR HOME.** You may be eligible for mediation. You have only **until 90 calendar days BEFORE the date of sale** listed in this Notice of Trustee Sale to be referred to mediation. If this is an amended Notice of Trustee Sale providing a 45-day notice of the sale, mediation must be requested no later than **25 calendar days BEFORE the date of sale** listed in this amended Notice of Trustee Sale. **DO NOT DELAY. CONTACT A HOUSING COUNSELOR OR AN ATTORNEY LICENSED IN WASHINGTON NOW** to assess your situation and refer you to mediation if you are eligible and it may help you save your home. See below for safe sources of help. **SEEKING ASSISTANCE** Housing counselors and legal assistance may be available at little or no cost to you. If you would like assistance in determining your rights and opportunities to keep your house, you may contact the following: The statewide foreclosure hotline for assistance and referral to housing counselors recommended by the Housing Finance Commission: Toll-free: **1-877-894-HOME (1-877-894-4663)** or Web site: https://www.homeownership-wa.org/ The United States Department of Housing and Urban Development: Toll-free: **1-800-569-4287** or National Web Site: http://portal.hud.gov/hudportal/HUD or for Local counseling agencies in Washington: https://answers.hud.gov/housingcounseling/s/?language=en_US
The statewide civil legal aid hotline for assistance and referrals to other housing counselors and attorneys: Telephone: **1-800-606-4819** or Web site: https://nwjustice.org/home Additional information provided by the Trustee: If you have previously been discharged through bankruptcy, you may have been released of personal liability for this loan in which case this letter is intended to exercise the noteholders rights against the real property only. The Trustee's Sale Number is WA-25-1023797-RM. Dated: 10/27/2025 QUALITY LOAN SERVICE CORPORATION, as Trustee By: Jeff Stenman, President Trustee's Address: QUALITY LOAN SERVICE CORPORATION 108 1 st Ave South, Suite 450, Seattle, WA 98104 For questions call toll-free: (866) 925-0241 Trustee Sale Number: WA-25-1023797-RM Sale Line: 800-280-2832 or Login to: **http://www.qualityloan.com** IDSPub #0261185 2/5/2026 2/26/2026

Superior Court of Washington,
Country of Spokane
CYNTHIA DOOLITTLE 9-22-61
Petitioner
vs.
REBECCA MANSO 9-16-85
Respondent
NO. 2620004032
SUMMONS BY PUBLICATION
(SMPB)
Summons By Publication
The State of Washington to: Rebecca Manso
YOU ARE HEREBY SUMMONED to appear on the March day of 12, 2026 at 8:30 a.m. at Spokane County Superior Court, W. 1116 BROADWAY, SPOKANE, WA. 99260 and respond to the petition. If you fail to respond, an order of protection will be issued against you pursuant to RCW 7.105.310 for a minimum of one year from the date you are required to appear. A temporary order of protection has been issued against you, restraining you from the following:
(contact the court for a complete copy of the Temporary Order)
Do not cause any physical harm, bodily injury, assault, nonconsensual sexual penetration, and do not harass, threaten, or stalk the protected person or any minor children residing with the protected person.
Do not attempt or have any contact, including nonphysical contact, directly, indirectly, or through third parties, regardless of whether those third parties know of the order, except for service of court documents with the protected person or any minor children residing with the protected person.
Do not return to or enter the protected person's residence, workplace, school, vehicle. Do not knowingly come within, or knowingly remain within, 1,000 feet of the protected person and the protected person's residence, school, workplace, or vehicle.
Do not harass, follow, monitor, keep under physical or electronic surveillance, cyber harass (as defined in RCW 9A.90.XXX), or use phone, video, audio or other electronic means to record, photograph, or track locations or communication, including digital, wire, or electronic communication, of the protected person.
Do not commit or threaten to commit acts of abandonment, neglect, financial exploitation, or abuse, including sexual abuse, mental abuse, physical abuse, personal exploitation, and improper use of restraints, against the vulnerable adult.
When your hearing starts, log on or call here:
Zoom link: **402 876 2240**
- Call-in number: You must get permission from the court at least three (3) court days before your hearing to participate by phone only (without video). To make this request, contact; EX PARTE COURTROOM 202 (509) 477-4421.

What should I do if I have trouble logging on or calling in?
- Please immediately contact (509) 477-5702 ext. 0 or email: familylaw@spokanecounty.gov and leave a message with your name and contact information including phone number and email.

How do I ask for an interpreter?
- Ask for an interpreter as soon as you can. Do not wait until the hearing!
- Contact (509) 477-5790.

How do I ask for a disability accommodation?
- Ask for an accommodation as soon as your can. Do not wait until the hearing!
- (509) 477-5790

A copy of the petition, notice of hearing, and temporary ex parte protection order has been filed with the clerk of this court.
Date: 2/12/26
/s/ Cynthia Doolittle
Date of Publication: 2/26/26

SUPERIOR COURT,
STATE OF WASHINGTON,
COUNTY OF SPOKANE
In the Matter of the Estate of:
DONNA REES COOKE
Deceased.
No. 26400233-32
NOTICE TO CREDITORS
The Personal Representative named below has been appointed as Personal Representative of this Estate. Any person having a claim against the deceased must, before the time the claim would be barred by any otherwise applicable statute of limitations, present the claim in the manner as provided by RCW 11.40.070 by serving or mailing to the Personal Representative or the Personal Representative's attorney at the address stated below a copy of the claim and filing the original of the claim with the court. The claim must be presented within the later of: (1) Thirty days after the Personal Representative served or mailed the Notice to the creditor as provided under RCW 11.40.020(3); or (2) Four months after the date of first publication of the Notice. If the claim is not presented within this time frame, the claim is forever barred, except as otherwise provided in RCW 11.40.051 and 11.40.060. This bar is effective as to claims against both the decedent's probate and non-probate assets.
DATE OF FILING OF NOTICE TO CREDITORS with Clerk of Court on this 4 day of February, 2026.
DATE OF FIRST PUBLICATION on the 12 day of February, 2026.
/s/ ROBERT H. COOKE
Personal Representative
Residing at 503 E. 2nd Ave.
Spokane, WA 99202
Presented By:
/s/ COURTNEY B. WHITTEN,
WSBA No. 52531
WINSTON & CASHATT, LAWYERS,
601 W Riverside, Suite 1900
Spokane, WA 99201
Attorneys for ROBERT H. COOKE
Personal Representative
Date of Publications: 2/12/26, 2/19/26, 2/26/26

IN THE SUPERIOR COURT OF THE STATE OF WASHINGTON IN AND FOR THE COUNTY OF SPOKANE
In the Matter of the Estate of:
TERRI L. SEIDEL and
LESTER DUANE SEIDEL,
Deceased.
NO. 26-4-00240-32
PROBATE NOTICE TO CREDITORS
(RCW 11.40.030) (NTCRD)
The person named below has been appointed as Administrator of this Estate. Any person having a claim against the Decedent must, before the time the claim would be barred by any otherwise applicable statute of limitations, present the claim in the manner as provided in RCW 11.40.070 by serving on or mailing to the Administrator or the Administrator's attorney at the address stated below a copy of the claim and filing the original of the claim with the court in which the probate proceedings were commenced.
The claim must be presented within the later of: (1) Thirty days after the Administrator served or mailed the notice to the creditor as provided under RCW 11.40.020(1)(c); or (2) four months after the date of first publication of the notice. If the claim is not presented within this time frame, the claim is forever barred, except as otherwise provided in RCW 11.40.051 and 11.40.060. This bar is effective as to claims against both the decedent's probate and nonprobate assets.
KASEY SEIDEL
Administrator
KENDEL FROESE, WSBA #54009
Attorney for Administrator
Address for Mailing or Service:
Froese Law PLLC
203 N Washington, Suite 200
Spokane, WA 99201
Date of Publications: 2/12/26, 2/19/26, 2/26/26

SUPERIOR COURT,
STATE OF WASHINGTON,
COUNTY OF SPOKANE
CASEY COPFER, individually,
Plaintiff,
vs.
GEORGE POLLITT, individually; and DOES I-V,
Defendants.
No. 25-2-06029-32
SUMMONS
TO: GEORGE POLLITT; and DOES I-V:
A lawsuit has been started against you in the above-entitled Court by the above-named Plaintiff. Plaintiff's claims are stated in the written Complaint, a copy of which is served upon you with this Summons.
In order to defend against this lawsuit, you must respond to the Complaint by stating your defense in writing, and by serving a copy upon the person signing this Summons within twenty (20) days after the service of this Summons, excluding the day of service, or within sixty (60) days if named Defendant resides outside the State of Washington, or a Default Judgment may be entered against you without notice. A Default Judgment is one where Plaintiff is entitled to what he asks for because you have not responded. If you serve a Notice of Appearance on the undersigned person, you are entitled to notice before a Default Judgment may be entered.
You may demand that the Plaintiff file this lawsuit with the Court. If you do so, the demand must be in writing and must be served upon the person signing this Summons. Within fourteen (14) days after you serve the demand, the Plaintiff must file this lawsuit with the Court, or the service on you of this Summons and Complaint will be void.
If you wish to seek the advice of an attorney in this matter, you should do so promptly so that your written response, if any, may be served on time.
This Summons is issued pursuant to Rule 4 of the Superior Court Civil Rules of the State of Washington.
DATED this 8 day of December, 2025.
FORD & MORTENSEN, P.S.
/s/ WESLEY D. MORTENSEN,
WSBA # 39690
Attorney for Plaintiff
Date of Publications: 2/19/26, 2/26/26, 3/5/26, 3/12/26, 3/19/26, 3/26/26

IN THE SUPERIOR COURT OF THE STATE OF WASHINGTON IN AND FOR THE COUNTY OF SPOKANE
HOFFA S INVESTMENTS, LLC, a Washington limited liability company,
Plaintiff,
v.
THE ESTATE OF ARTIE T. BLAKE, DECEASED, THE ESTATE OF MYRTLE E. BLAKE, DECEASED, ALL KNOWN AND UNKNOWN HEIRS AND DEVISEES OF ARTIE T. BLAKE, DECEASED AND MYRTLE E. BLAKE, DECEASED, AND ALL PERSONS CLAIMING ANY LEGAL OR EQUITABLE RIGHT, TITLE, ESTATE, LIEN, OR INTEREST IN THE PROPERTY DESCRIBED IN THE COMPLAINT ADVERSE TO PLAINTIFF'S TITLE, OR ANY CLOUD ON PLAINTIFF'S TITLE THERETO,
Defendants,
No: 26-2-00547-32
SUMMONS BY PUBLICATION
The State of Washington to the said: THE ESTATE OF ARTIE T. BLAKE, DECEASED, THE ESTATE OF MYRTLE E. BLAKE, DECEASED, ALL KNOWN AND UNKNOWN HEIRS AND DEVISEES OF ARTIE T. BLAKE, DECEASED AND MYRTLE E. BLAKE, DECEASED, AND ALL PERSONS CLAIMING ANY LEGAL OR EQUITABLE RIGHT, TITLE, ESTATE, LIEN, OR INTEREST IN THE PROPERTY DESCRIBED IN THE COMPLAINT ADVERSE TO PLAINTIFF'S TITLE, OR ANY CLOUD ON PLAINTIFF'S TITLE THERETO.
You are hereby summoned to appear within sixty days after the date of the first publication of this summons, to wit, within sixty days after the 12 day of February, and defend the above entitled action in the above entitled court, and answer the complaint of the plaintiff, Hoffa S. Investments, LLC, a Washington limited liability company, and serve a copy of your answer upon the undersigned attorney for plaintiff, Hoffa S. Investments, LLC, at her office below stated; and in case of your failure so to do, judgment will be rendered against you according to the demand of the complaint, which has been filed with the clerk of said court. The object of the action is to quiet title in real property located in Spokane County, State of Washington.
DATED this 11th day of February, 2026.
Alissa D. Raczykowski, Bar #57148
Attorney for Plaintiff
1500 W. 4th Ave., Suite 408
Spokane, WA 99201
alissa@grlawspokane.com
Date of Publications: 2/12/26, 2/19/26, 2/26/26, 3/5/26, 3/12/26, 3/19/26

PROBATES? SUMMONS?
NOTICE TO CREDITORS?
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Deadline: Tuesdays 4pm
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the Exchange

LEGAL NOTICES

**SUPERIOR COURT,
STATE OF WASHINGTON,
COUNTY OF SPOKANE
In the Matter of the Estate of
CONNIE J. WALKER,
Deceased.
NO. 26400263-32
NOTICE TO CREDITORS
RCW 11.40.030**

The Co-Personal Representatives named below have been appointed as Co-Personal Representatives of this Estate. Any person having a claim against the decedent must, before the time the claim would be barred by any otherwise applicable statute of limitations, present the claim in the manner as provided in RCW 11.40.070 by serving on or mailing to the Co-Personal Representatives or the Co-Personal Representatives' attorney at the address stated below a copy of the claim and filing the original of the claim with the Court in which the probate proceedings were commenced. The claim must be presented within the later of 1) thirty (30) days after the Co-Personal Representatives served or mailed the notice to the creditor as provided under RCW 11.40.020(1)(c); or 2) four (4) months after the date of first publication of the notice. If the claim is not presented within this time frame, the claim is forever barred, except as otherwise provided in RCW 11.40.051 and 11.40.060. This bar is effective as to claims against both the decedent's probate and nonprobate assets.
DATE OF FIRST PUBLICATION:
February 12, 2026
/s/ SHANNON SHEEKS
/s/ MELISSA AKTIMUR
Presented By:
STAMPER RUBENS, P.S.
/s/ ALAN L. RUBENS, WSBA #12239
Attorney for the Estate
West 720 Boone, Suite 200
Spokane, WA 99201

**IN THE SUPERIOR COURT OF
THE STATE OF WASHINGTON
IN AND FOR THE
COUNTY OF SPOKANE
In the Matter of the Estates of:
NED E. HUMBERT and
SHARON D. HUMBERT,
Deceased.
NO. 26-4-00241-32
PROBATE NOTICE TO
CREDITORS
(RCW 11.40.030) (NTCRD)**

The person named below has been appointed as Administrator of this Estate. Any person having a claim against the Decedent must, before the time the claim would be barred by any otherwise applicable statute of limitations, present the claim in the manner as provided in RCW 11.40.070 by serving on or mailing to the Administrator or the Administrator's attorney at the address stated below a copy of the claim and filing the original of the claim with the court in which the probate proceedings were commenced.
The claim must be presented within the later of: (1) Thirty days after the Administrator served or mailed the notice to the creditor as provided under RCW 11.40.020(1)(c); or (2) four months after the date of first publication of the notice. If the claim is not presented within this time frame, the claim is forever barred, except as otherwise provided in RCW 11.40.051 and 11.40.060. This bar is effective as to claims against both the decedent's probate and nonprobate assets.
TRAVIS HUMBERT
Administrator
KENDEL FROESE, WSBA #54009
Attorney for Administrator
Address for Mailing or Service:
Froese Law PLLC
203 N Washington, Suite 200
Spokane, WA 99201
Date of Publications: 2/12/26, 2/19/26, 2/26/26

**IN THE SUPERIOR COURT OF
THE STATE OF WASHINGTON
IN AND FOR THE
COUNTY OF SPOKANE
In the Matter of the Estate of:
BLAINE A. PERVINICH,
Deceased.
NO. 25-4-01712-32
PROBATE NOTICE TO
CREDITORS
(RCW 11.40.030) (NTCRD)**

The person named below has been appointed as Administrator of this Estate. Any person having a claim against the Decedent must, before the time the claim would be barred by any otherwise applicable statute of limitations, present the claim in the manner as provided in RCW 11.40.070 by serving on or mailing to the Administrator or the Administrator's attorney at the address stated below a copy of the claim and filing the original of the claim with the court in which the probate proceedings were commenced.
The claim must be presented within the later of: (1) Thirty days after the Administrator served or mailed the notice to the creditor as provided under RCW 11.40.020(1)(c); or (2) four months after the date of first publication of the notice. If the claim is not presented within this time frame, the claim is forever barred, except as otherwise provided in RCW 11.40.051 and 11.40.060. This bar is effective as to claims against both the decedent's probate and nonprobate assets.
DARIAN Y. PERVINICH
Administrator
KENDEL FROESE, WSBA #54009
Attorney for Administrator
Address for Mailing or Service:
Froese Law PLLC
203 N Washington, Suite 200
Spokane, WA 99201
Date of Publications: 2/26/26, 3/5/26, 3/12/26

**NOTICE TO CREDITORS
(RCW 11.40.030)
SUPERIOR COURT,
STATE OF WASHINGTON,
SPOKANE COUNTY
NO. 26400370-32
In Re the Estate of:
LAVONNE A. BOLANDER,
Deceased**

The Personal Representative named below has been appointed as Personal Representative of this estate. Any person having a claim against the decedent that arose before the dependent's death must, before the time the claim would be barred by any otherwise applicable stature of limitations, present the claim in the manner as provided in otherwise applicable statute of limitations, present the claim in the manner as provided in RCW 11.40.070 by serving on or mailing to the Personal Representative or the personal representative's attorney at the address stated below a copy of the claim and filing the original of the claim with the Court. The claim must be presented within the later of: (a) Thirty days after the personal representative served or mailed the notice to the creditor as provided under RCW 11.40.020; or (b) four months after the date of first publication of the notice. If the claim is not presented within this time frame, the claim will be forever barred, except as otherwise provided in RCW 11.40.051 and 11.40.060. This bar is effective as to claims against both the decedent's probate and nonprobate assets.
DATE OF FIRST PUBLICATION:
2-26-2026
Personal Representative:
MICHAEL BOLANDER
Address for Mailing or Service:
6803 S. Woodhaven Ct.
Spokane, WA 99224
Date of Publication: 2/26/26, 3/5/26, 3/12/26

**SUPERIOR COURT,
STATE OF WASHINGTON,
COUNTY OF SPOKANE
In the Matter of the Estate of
ANNE KATHERINE HARRISON,
Deceased.
NO. 26400212-32
AMENDED NOTICE TO
CREDITORS (RCW 11.40.030)**

The Administrator named below has been appointed as Administrator of this Estate. Any person having a claim against the decedent must, before the time the claim would be barred by any otherwise applicable statute of limitations, present the claim in the manner as provided in RCW 11.40.070 by serving on or mailing to the Administrator or the Administrator's attorney at the address stated below a copy of the claim and filing the original of the claim with the Court in which the probate proceedings were commenced. The claim must be presented within the later of 1) thirty (30) days after the Administrator served or mailed the notice to the creditor as provided under RCW 11.40.020(1)(c); or 2) four (4) months after the date of first publication of the notice. If the claim is not presented within this time frame, the claim is forever barred, except as otherwise provided in RCW 11.40.051 and 11.40.060. This bar is effective as to claims against both the decedent's probate and nonprobate assets.
DATE OF FIRST PUBLICATION:
February 19, 2026
/s/ VERONICA S. LEHTIMAKI
Presented by:
STAMPER RUBENS, P.S.
By: /s/ STEVEN O. ANDERSON
WSBA 34572
Attorney for Estate of Anne Katherine Harrison
720 W. Boone, Suite 200
Spokane, WA 99201

**SUPERIOR COURT, STATE OF
WASHINGTON, COUNTY OF
SPOKANE
In the Matter of the Estate of
BARBARA R. HUBER,
Deceased.
NO. 26400310-32
NOTICE TO CREDITORS
RCW 11.40.030**

The Personal Representative named below has been appointed as Personal Representative of this Estate. Any person having a claim against the decedent must, before the time the claim would be barred by any otherwise applicable statute of limitations, present the claim in the manner as provided in RCW 11.40.070 by serving on or mailing to the Personal Representative or the Personal Representative's attorney at the address stated below a copy of the claim and filing the original of the claim with the Court in which the probate proceedings were commenced. The claim must be presented within the later of 1) thirty (30) days after the Personal Representative served or mailed the notice to the creditor as provided under RCW 11.40.020(1)(c); or 2) four (4) months after the date of first publication of the notice. If the claim is not presented within this time frame, the claim is forever barred, except as otherwise provided in RCW 11.40.051 and 11.40.060. This bar is effective as to claims against both the decedent's probate and nonprobate assets.
DATE OF FIRST PUBLICATION:
February 19, 2026
/s/ DIANE HUBER
Presented By:
STAMPER RUBENS, P.S.
ALAN L. RUBENS
WSBA #12239
Attorney for the Estate
West 720 Boone, Suite 200
Spokane, WA 99201

**SUPERIOR COURT OF
WASHINGTON FOR SPOKANE
COUNTY
IN THE MATTER OF THE ESTATE
OF
Beatrice L. Riley
Deceased.
Case No. 26-4-00255-32
PROBATE NOTICE TO
CREDITORS
(RCW 11.40.030)**

The Personal Representative named below has been appointed as Personal Representative of this Estate. Any person having a claim against the Decedent must, before the time the claim would be barred by any otherwise applicable statute of limitations, present the claim in the manner as provided in RCW 11.40.070 by serving on or mailing to the Personal Representative or the Personal Representative's attorney at the address stated below a copy of the claim and filing the original of the claim with the Court in which the probate proceedings were commenced. The claim must be presented within the later of: (1) thirty (30) days after the Personal Representative served or mailed the notice to the creditor as provided under RCW 11.40.020(1)(c); or (2) four (4) months after the date of first publication of the notice. If the claim is not presented within this time frame, the claim is forever barred, except as otherwise provided in RCW 11.40.051 and 11.40.060. This bar is effective as to claims against both the Decedent's probate and nonprobate assets.
DATE OF FIRST PUBLICATION
February 12, 2026
PERSONAL REPRESENTATIVE
Chantelle Legrand
ATTORNEY FOR PERSONAL REPRESENTATIVE
Travis Pierce, WSBA # 47114
ADDRESS FOR MAILING OR SERVICE
16201 E. Indiana Ave., Suite 2750
Spokane Valley, WA 99216
COURT OF PROBATE PROCEEDINGS
Superior Court of Washington for Spokane County
CAUSE NUMBER
26-4-00255-32

**SUPERIOR COURT OF
WASHINGTON FOR SPOKANE
COUNTY
IN THE MATTER OF THE ESTATE
OF
William E. Pangburn
Deceased.
Case No. 26-4-00257-32
PROBATE NOTICE TO
CREDITORS
(RCW 11.40.030)**

The Personal Representative named below has been appointed as Personal Representative of this Estate. Any person having a claim against the Decedent must, before the time the claim would be barred by any otherwise applicable statute of limitations, present the claim in the manner as provided in RCW 11.40.070 by serving on or mailing to the Personal Representative or the Personal Representative's attorney at the address stated below a copy of the claim and filing the original of the claim with the Court in which the probate proceedings were commenced. The claim must be presented within the later of: (1) thirty (30) days after the Personal Representative served or mailed the notice to the creditor as provided under RCW 11.40.020(1)(c); or (2) four (4) months after the date of first publication of the notice. If the claim is not presented within this time frame, the claim is forever barred, except as otherwise provided in RCW 11.40.051 and 11.40.060. This bar is effective as to claims against both the Decedent's probate and nonprobate assets.
DATE OF FIRST PUBLICATION
February 12, 2026
PERSONAL REPRESENTATIVE
Thomas Jarms
ATTORNEY FOR PERSONAL REPRESENTATIVE
Travis Pierce, WSBA # 47114
ADDRESS FOR MAILING OR SERVICE
16201 E. Indiana Ave., Suite 2750
Spokane Valley, WA 99216
COURT OF PROBATE PROCEEDINGS
Superior Court of Washington for Spokane County
CAUSE NUMBER
26-4-00257-32

**SUPERIOR COURT OF
WASHINGTON FOR SPOKANE
COUNTY
IN THE MATTER OF THE ESTATE
OF
Kathryn E. Miller
Deceased.
Case No. 26-4-00251-32
PROBATE NOTICE TO
CREDITORS
(RCW 11.40.030)**

The Personal Representative named below has been appointed as Personal Representative of this Estate. Any person having a claim against the Decedent must, before the time the claim would be barred by any otherwise applicable statute of limitations, present the claim in the manner as provided in RCW 11.40.070 by serving on or mailing to the Personal Representative or the Personal Representative's attorney at the address stated below a copy of the claim and filing the original of the claim with the Court in which the probate proceedings were commenced. The claim must be presented within the later of: (1) thirty (30) days after the Personal Representative served or mailed the notice to the creditor as provided under RCW 11.40.020(1)(c); or (2) four (4) months after the date of first publication of the notice. If the claim is not presented within this time frame, the claim is forever barred, except as otherwise provided in RCW 11.40.051 and 11.40.060. This bar is effective as to claims against both the Decedent's probate and nonprobate assets.
DATE OF FIRST PUBLICATION
February 12, 2026
PERSONAL REPRESENTATIVE
Margaret Ann Redd
ATTORNEY FOR PERSONAL REPRESENTATIVE
Travis Pierce, WSBA # 47114
ADDRESS FOR MAILING OR SERVICE
16201 E. Indiana Ave., Suite 2750
Spokane Valley, WA 99216
COURT OF PROBATE PROCEEDINGS
Superior Court of Washington for Spokane County
CAUSE NUMBER
26-4-00251-32

**SUPERIOR COURT OF
WASHINGTON FOR SPOKANE
COUNTY
IN THE MATTER OF THE ESTATE
OF
Gary Baltzell Sr.
Deceased.
Case No. 26-4-00250-32
PROBATE NOTICE TO
CREDITORS
(RCW 11.40.030)**

The Personal Representative named below has been appointed as Personal Representative of this Estate. Any person having a claim against the Decedent must, before the time the claim would be barred by any otherwise applicable statute of limitations, present the claim in the manner as provided in RCW 11.40.070 by serving on or mailing to the Personal Representative or the Personal Representative's attorney at the address stated below a copy of the claim and filing the original of the claim with the Court in which the probate proceedings were commenced. The claim must be presented within the later of: (1) thirty (30) days after the Personal Representative served or mailed the notice to the creditor as provided under RCW 11.40.020(1)(c); or (2) four (4) months after the date of first publication of the notice. If the claim is not presented within this time frame, the claim is forever barred, except as otherwise provided in RCW 11.40.051 and 11.40.060. This bar is effective as to claims against both the Decedent's probate and nonprobate assets.
DATE OF FIRST PUBLICATION
February 12, 2026
PERSONAL REPRESENTATIVE
Jason Baltzell
ATTORNEY FOR PERSONAL REPRESENTATIVE
Travis Pierce, WSBA # 47114
ADDRESS FOR MAILING OR SERVICE
16201 E. Indiana Ave., Suite 2750
Spokane Valley, WA 99216
COURT OF PROBATE PROCEEDINGS
Superior Court of Washington for Spokane County
CAUSE NUMBER
26-4-00250-32

**SUPERIOR COURT OF
WASHINGTON FOR SPOKANE
COUNTY
IN THE MATTER OF THE ESTATE
OF
Judith G. Actor
Deceased.
Case No. 26-4-00254-32
PROBATE NOTICE TO
CREDITORS
(RCW 11.40.030)**

The Personal Representative named below has been appointed as Personal Representative of this Estate. Any person having a claim against the Decedent must, before the time the claim would be barred by any otherwise applicable statute of limitations, present the claim in the manner as provided in RCW 11.40.070 by serving on or mailing to the Personal Representative or the Personal Representative's attorney at the address stated below a copy of the claim and filing the original of the claim with the Court in which the probate proceedings were commenced. The claim must be presented within the later of: (1) thirty (30) days after the Personal Representative served or mailed the notice to the creditor as provided under RCW 11.40.020(1)(c); or (2) four (4) months after the date of first publication of the notice. If the claim is not presented within this time frame, the claim is forever barred, except as otherwise provided in RCW 11.40.051 and 11.40.060. This bar is effective as to claims against both the Decedent's probate and nonprobate assets.
DATE OF FIRST PUBLICATION
February 12, 2026
PERSONAL REPRESENTATIVE
Alexa Actor McCully
ATTORNEY FOR PERSONAL REPRESENTATIVE
Travis Pierce, WSBA # 47114
ADDRESS FOR MAILING OR SERVICE
16201 E. Indiana Ave., Suite 2750
Spokane Valley, WA 99216
COURT OF PROBATE PROCEEDINGS
Superior Court of Washington for Spokane County
CAUSE NUMBER
26-4-00254-32

**SUPERIOR COURT OF
WASHINGTON
FOR SPOKANE COUNTY
In the Matter of the Estate of
JAMES H. LEE
Deceased.
Case No. 26-4-00252-32
PROBATE NOTICE TO
CREDITORS (RCW 11.40.030)**

The Personal Representative named below has been appointed as Personal Representative of this Estate. Any person having a claim against the Decedent must, before the time the claim would be barred by any otherwise applicable statute of limitations, present the claim in the manner as provided in RCW 11.40.070 by serving on or mailing to the Personal Representative or the Personal Representative's attorney at the address stated below a copy of the claim and filing the original of the claim with the Court in which the probate proceedings were commenced. The claim must be presented within the later of: (1) thirty (30) days after the Personal Representative served or mailed the notice to the creditor as provided under RCW 11.40.020(1)(c); or (2) four (4) months after the date of first publication of the notice. If the claim is not presented within this time frame, the claim is forever barred, except as otherwise provided in RCW 11.40.051 and 11.40.060. This bar is effective as to claims against both the Decedent's probate and nonprobate assets.
DATE OF FIRST PUBLICATION
February 12, 2026
PERSONAL REPRESENTATIVE
Susan A. Lee
ATTORNEY FOR PERSONAL REPRESENTATIVE
Travis Pierce, WSBA # 47114
ADDRESS FOR MAILING OR SERVICE
16201 E. Indiana Ave., Suite 2750
Spokane Valley, WA 99216
COURT OF PROBATE PROCEEDINGS
Superior Court of Washington for Spokane County
CAUSE NUMBER
26-4-00252-32

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NOTICE TO CREDITORS?**

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SUPERIOR COURT OF WASHINGTON
COUNTY OF SPOKANE
In the Matter of the Estate of:
LINDA C. BROWN,
Deceased.
No. 26-4-00301-32
PROBATE NOTICE TO CREDITORS
RCW 11.40.030

MAJA M. SUMMERS has been appointed as Personal Representative of this Estate. Any person having a claim against the Decedent must, before the time the claim would be barred by any otherwise applicable statute of limitations, present the claim in the manner as provided in RCW 11.40.070 by serving on or mailing to the Personal Representative, or the Personal Representative's attorney at the address stated below, a copy of the claim and filing the original of the claim with the Court. The claim must be presented within the later of: [1] Thirty days after the Personal Representative served or mailed the notice to the creditor as provided under RCW 11.40.020(1)(c); or [2] Four months after the date of first publication of the notice. If the claim is not presented within this time frame, the claim is forever barred, except as otherwise provided in RCW 11.40.051 and 11.40.060. This bar is effective as to claims against both the Decedent's probate and non-probate assets.
DATE OF FIRST PUBLICATION: February 19, 2026
Attorney for Personal Representative:
RICHARD W. PEREDNIA,
WSBA #5773
Address for mailing or service:
28 W Indiana Avenue, Suite E
Spokane, WA 99205-4751
(509) 624-1369

SUPERIOR COURT OF WASHINGTON
COUNTY OF SPOKANE
In the Matter of the Estate of:
HERBERT ROSS SMITH,
Deceased.
CASE NO. 26-4-00171-32
NOTICE TO CREDITORS
(RCW 11.40.030)
PLEASE TAKE NOTICE

The Administrator named below has been appointed as Administrator of this estate. Any person having a claim against the decedent that arose before the decedent's death must, before the time the claim would be barred by any otherwise applicable statute of limitations, present the claim in the manner as provided in RCW 11.40.070 by serving on or mailing to the Administrator or the Administrator's attorney at the address stated below a copy of the claim and filing the original of the claim with the Court. The claim must be presented within the later of: (a) Thirty days after the Administrator served or mailed the notice to the creditor as provided under RCW 11.40.020(3); or (b) four months after the date of first publication of the notice. If the claim is not presented within this time frame, the claim will be forever barred, except as otherwise provided in RCW 11.40.020 and 11.40.060. This bar is effective as to claims against both the decedent's probate and nonprobate assets.
Date of First Publication: 2/12/2026
Administrator: DEBRA A. WHERLI
Attorney for Administrators:
MICHAEL BRESSON
Address for Mailing or Service:
Herman, Herman & Jolley, PS
12340 E. Valleyway Ave.
Spokane Valley, WA 99216
Dated:
Signed: /s/ MICHAEL J. BRESSON, WSBA #27376
Attorney for Estate

SUPERIOR COURT, STATE OF WASHINGTON, COUNTY OF SPOKANE
In the Matter of the Estate of…
KEVIN E CAMPBELL,
Deceased.
No. 26-4-00219-32
NOTICE TO CREDITORS

The personal representative named below has been appointed as personal representative of this estate. Persons having claims against the deceased must, prior to the time such claims would be barred by any otherwise applicable statute of limitations, serve or mail their claims in the manner as provided in RCW 11.40.070 to the personal representative or the attorney of record at the address stated below and file the original copy of the claim with the Clerk of this Court. The claim must be presented within the later of: (1) thirty days after the personal representative served or mailed the notice to the creditor as provided under RCW 11.40.020(3); or (2) four months after the date of first publication of this notice. If the claim is not presented within this time frame, the claim will be forever barred, except under those provisions included in RCW 11.40.051 or 11.40.060. This bar is effective as to claims against both the probate assets and nonprobate assets of the decedent.
DATE OF FILING COPY OF NOTICE TO CREDITORS with Clerk of the Court: 2/4/26
DATE OF FIRST PUBLICATION: February 12, 2026
KATHRYN R CAMPBELL
Personal Representative of said Estate
Address: 4301 S Saltese Lake Rd
Greenacres WA 99016
STEPHEN H. FORD
Attorney for Estate
320 S Sullivan Rd
Spokane Valley, WA 99037
(509) 924-2400

SUPERIOR COURT, STATE OF WASHINGTON, COUNTY OF SPOKANE
In the Matter of the Estate of
ELIZABETH I. MARTINEZ,
Deceased.
NO. 26400311-32
NOTICE TO CREDITORS
RCW 11.40.030

The Co-Administrators named below have been appointed as Co-Administrators of this Estate. Any person having a claim against the decedent must, before the time the claim would be barred by any otherwise applicable statute of limitations, present the claim in the manner as provided in RCW 11.40.070 by serving on or mailing to the Co-Administrators or the Co-Administrator's attorney at the address stated below a copy of the claim and filing the original of the claim with the Court in which the probate proceedings were commenced. The claim must be presented within the later of 1) thirty (30) days after the Administrator served or mailed the notice to the creditor as provided under RCW 11.40.020(1)(c); or 2) four (4) months after the date of first publication of the notice. If the claim is not presented within this time frame, the claim is forever barred, except as otherwise provided in RCW 11.40.051 and 11.40.060. This bar is effective as to claims against both the decedent's probate and nonprobate assets.
DATE OF FIRST PUBLICATION: February 19, 2026
/s/ OSCAR M. MARTINEZ
/s/ CYNTHIA COBBS
Presented by:
STAMPER RUBENS, P.S.
By: ANALESE VICKERMAN
WSBA #61050
Attorney for the Estate
West 720 Boone, Suite 200
Spokane, WA 99201

SUPERIOR COURT OF WASHINGTON
COUNTY OF SPOKANE
In the Matter of the Estate of:
LINDA J. COX,
Deceased.
CASE NO. 26-4-00363-32
NOTICE TO CREDITORS
(RCW 11.40.030)
PLEASE TAKE NOTICE

The Administrator named below has been appointed as Administrator of this estate. Any person having a claim against the decedent that arose before the decedent's death must, before the time the claim would be barred by any otherwise applicable statute of limitations, present the claim in the manner as provided in RCW 11.40.070 by serving on or mailing to the Administrator or the Administrator's attorney at the address stated below a copy of the claim and filing the original of the claim with the Court. The claim must be presented within the later of: (a) Thirty days after the Administrator served or mailed the notice to the creditor as provided under RCW 11.40.020(3); or (b) four months after the date of first publication of the notice. If the claim is not presented within this time frame, the claim will be forever barred, except as otherwise provided in RCW 11.40.020 and 11.40.060. This bar is effective as to claims against both the decedent's probate and nonprobate assets.
Date of First Publication: 2/26/2026
Administrator: TYSON COX
Attorney for Administrators:
MICHAEL BRESSON
Address for Mailing or Service:
Herman, Herman & Jolley, PS
12340 E. Valleyway Ave.
Spokane Valley, WA 99216
Dated: 2/23/26
Signed: /s/ MICHAEL J. BRESSON, WSBA #27376
Attorney for Estate

PLEASE TAKE NOTICE that a public sale of the personal property, including mobile home, located at 21725 E. Wellesley Ave., Lot #21, Otis Orchards, WA 99027 will take place on **March 13, 2026, at 2:00 P.M.** at the following address:
BONA VISTA MANUFACTURED HOME COMMUNITY LLC
21725 E. Wellesley Ave., Lot #21, Otis Orchards, WA 99027
The landlord will accept any commercially reasonable offer for such property, payable in cash only, and the proceeds of such sale shall be applied to reasonable expenses including unpaid rent pursuant to RCW 60.10.030. If such property be removed from the rented premises, the lien shall continue and be a superior lien on the property so removed, and the lien may be enforced against the property wherever found. In the event the property contained in the rented premises be destroyed, the lien shall extend to any money that may be received by you as indemnity for the destruction of the property.
Law Office of Eric M. Steven, P.S.
1319 W. Dean Ave., Spokane, WA 99201

SUPERIOR COURT, STATE OF WASHINGTON, COUNTY OF SPOKANE
In the Matter of the Estate of:
MYRNA MCELWAIN,
Deceased.
No. 26-4-00279-32
NOTICE TO CREDITORS

The Personal Representative named below has been appointed as Personal Representative of this Estate. Any person having a claim against the deceased must, before the time the claim would be barred by any otherwise applicable statute of limitations, present the claim in the manner as provided by RCW 11.40.070 by serving or mailing to the Personal Representative or the Personal Representative's attorney at the address stated below a copy of the claim and by filing the original of the claim with the court. The claim must be presented within the later of: (1) Thirty days after the Personal Representative served or mailed the Notice to the creditor as provided under RCW 11.40.020(3); or (2) Four months after the date of first publication of the Notice. If the claim is not presented within this time frame, the claim is forever barred, except as otherwise provided in RCW 11.40.051 and 11.40.060. This bar is effective as to claims against both the decedent's probate and non-probate assets.
DATE OF FILING OF NOTICE TO CREDITORS with Clerk of Court: February 9, 2026.
DATE OF FIRST PUBLICATION: February 19, 2026
/s/ HANNAH M. JONUS
Attorney and Registered Agent for the Personal Representative
Presented by:
/s/ HANNAH M. JONUS,
WSBA NO. 63103
WINSTON & CASHATT, LAWYERS,
601 W Riverside, Suite 1900
Spokane, WA 99201
Phone No.: 509.838.6131
Attorneys for RICK DARCY
Personal Representative
Date of Publications: 2/19/26, 2/26/26, 3/5/26

NOTICE OF TRUSTEE'S SALE

Pursuant to the Revised Code of Washington 61.24, et seq.**108 1st Ave South, Suite 450 Seattle, WA 98104** Trustee Sale No.: **WA-25-1024959-BB** Title Order No.: **CTT25046023** Reference Number of Deed of Trust: **Instrument No. 7232385** Parcel Number(s): **13124.0403** Grantor(s) for Recording Purposes under RCW 65.04.015: **RYAN ANDERSON, AN UNMARRIED MAN** Current Beneficiary of the Deed of Trust and Grantee (for Recording Purposes under RCW 65.04.015): **SUNFLOWER BANK, N.A.** Current Trustee of the Deed of Trust: **QUALITY LOAN SERVICE CORPORATION** Current Loan Mortgage Servicer of the Deed of Trust: **Sunflower Bank, N.A.** I.**NOTICE IS HEREBY GIVEN** that QUALITY LOAN SERVICE CORPORATION, the undersigned Trustee, will on **3/27/2026**, at **10:00 AM At the South entrance of the Spokane County Courthouse, located at 1116 W Broadway, Spokane, WA 99260** sell at public auction to the highest and best bidder, payable in the form of credit bid or cash bid in the form of cashier's check or certified checks from federally or State chartered banks, at the time of sale the following described real property, situated in the County of **SPOKANE,** State of **Washington,** to-wit: **LOTS 9 AND 10, BLOCK 4, NORMAL ADDITION TO THE CITY OF CHENEY, AS PER PLAT RECORDED IN VOLUME "K" OF PLATS, PAGE 1, RECORDS OF SPOKANE COUNTY; SITUATE IN THE CITY OF CHENEY, COUNTY OF SPOKANE, STATE OF WASHINGTON.** More commonly known as: **319 N 6TH ST, CHENEY, WA 99004-2217** Subject to that certain Deed of Trust dated **8/16/2022,** recorded **8/16/2022,** under **Instrument No. 7232385** records of **SPOKANE** County, **Washington**, from **RYAN ANDERSON, AN UNMARRIED MAN**, as grantor(s), to **FIRST AMERICAN TITLE**, as original trustee, to secure an obligation in favor of **MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS NOMINEE FOR GUARDIAN MORTGAGE, A DIVISION OF SUNFLOWER BANK, N.A., ITS SUCCESSORS AND ASSIGNS**, as original beneficiary, the beneficial interest in which was subsequently assigned to **SUNFLOWER BANK, N.A.**, the Beneficiary, under an assignment recorded under Auditors File Number **7444154** II. No action commenced by the Beneficiary of the Deed of Trust as referenced in RCW 61.21.030(4) is now pending to seek satisfaction of the obligation in any Court by reason of the Borrower's or Grantor's default on the obligation secured by the Deed of Trust/Mortgage. III. The default(s) for which this foreclosure is made is/are as follows: Failure to pay when due the following amounts which are now in arrears: **$32,181.75.** IV. The sum owing on the obligation secured by the Deed of Trust is: The principal sum of **$343,246.47**, together with interest as provided in the Note from **2/1/2025** on, and such other costs, fees, and charges as are due under the Note, Deed of Trust, or other instrument secured, and as are provided by statute. V. The above-described real property will be sold to satisfy the expense of sale and the obligation secured by the Deed of Trust as provided by statute. Said sale will be made without warranty, expressed or implied, regarding title, possession or encumbrances on **3/27/2026**. The defaults referred to in Paragraph III must be cured by **3/16/2026** (11 days before the sale date), or by other date as permitted in the Note or Deed of Trust, to cause a discontinuance of the sale. The sale will be discontinued and terminated if at any time before **3/16/2026** (11 days before the sale), or by other date as permitted in the Note or Deed of Trust, the default as set forth in Paragraph III is cured and the Trustee's fees and costs are paid. Payment must be in cash or with cashiers or certified checks from a State or federally chartered bank. The sale may be terminated any time after the **3/16/2026** (11 days before the sale date) and before the sale, by the Borrower or Grantor or the holder of any recorded junior lien or encumbrance by paying the principal and interest, plus costs, fees and advances, if any, made pursuant to the terms of the obligation and/or Deed of Trust, and curing all other defaults. VI. A written Notice of Default was transmitted by the Beneficiary or Trustee to the Borrower(s) and Grantor(s) by both first class and certified mail, proof of which is in the possession of the Trustee; and the Borrower and Grantor were personally served, if applicable, with said written Notice of Default or the written Notice of Default was posted in a conspicuous place on the real property described in Paragraph I above, and the Trustee has possession of proof of such service or posting. The list of recipients of the Notice of Default is listed within the Notice of Foreclosure provided to the Borrower(s) and Grantor(s). These requirements were completed as of **10/14/2025**. VII. The Trustee whose name and address are set forth below will provide in writing to anyone requesting it, a statement of all costs and fees due at any time prior to the sale. VIII. The effect of the sale will be to deprive the Grantor and all those who hold by, through or under the Grantor of all their interest in the above-described property. IX. Anyone having any objections to this sale on any grounds whatsoever will be afforded an opportunity to be heard as to those objections if they bring a lawsuit to restrain the sale pursuant to RCW 61.24.130. Failure to bring such a lawsuit may result in a waiver of any proper grounds for invalidating the Trustee's sale. X. NOTICE TO OCCUPANTS OR TENANTS – The purchaser at the Trustee's Sale is entitled to possession of the property on the 20th day following the sale, as against the Grantor under the deed of trust (the owner) and anyone having an interest junior to the deed of trust, including occupants who are not tenants. After the 20th day following the sale the purchaser has the right to evict occupants who are not tenants by summary proceedings under Chapter 59.12 RCW. For tenant-occupied property, the purchaser shall provide a tenant with written notice in accordance with RCW 61.24.060. **THIS NOTICE IS THE FINAL STEP BEFORE THE FORECLOSURE SALE OF YOUR HOME.** You may be eligible for mediation. You have only **until 90 calendar days BEFORE the date of sale** listed in this Notice of Trustee Sale to be referred to mediation. If this is an amended Notice of Trustee Sale providing a 45-day notice of the sale, mediation must be requested no later than **25 calendar days BEFORE the date of sale** listed in this amended Notice of Trustee Sale. **DO NOT DELAY. CONTACT A HOUSING COUNSELOR OR AN ATTORNEY LICENSED IN WASHINGTON NOW** to assess your situation and refer you to mediation if you are eligible and it may help you save your home. See below for safe sources of help. **SEEKING ASSISTANCE** Housing counselors and legal assistance may be available at little or no cost to you. If you would like assistance in determining your rights and opportunities to keep your house, you may contact the following: The statewide foreclosure hotline for assistance and referral to housing counselors recommended by the Housing Finance Commission: Toll-free: **1-877-894-HOME (1-877-894-4663)** or Web site: https://www.homeownership-wa.org/ The United States Department of Housing and Urban Development: Toll-free: **1-800-569-4287** or National Web Site: http://portal.hud.gov/hudportal/HUD or for Local counseling agencies in Washington: https://answers.hud.gov/housingcounseling/s/?language=en_US
The statewide civil legal aid hotline for assistance and referrals to other housing counselors and attorneys: Telephone: **1-800-606-4819** or Web site: https://nwjustice.org/home Additional information provided by the Trustee: If you have previously been discharged through bankruptcy, you may have been released of personal liability for this loan in which case this letter is intended to exercise the noteholders rights against the real property only. The Trustee's Sale Number is WA-25-1024959-BB. Dated: 11/17/2025 QUALITY LOAN SERVICE CORPORATION, as Trustee By: Jeff Stenman, President Trustee's Address: QUALITY LOAN SERVICE CORPORATION 108 1 st Ave South, Suite 450, Seattle, WA 98104 For questions call toll-free: (866) 925-0241 Trustee Sale Number: WA-25-1024959-BB Sale Line: 916-939-0772 or Login to: **http://www.qualityloan.com** IDSPub #0271582 2/26/2026 3/19/2026

PROBATES? SUMMONS? NOTICE TO CREDITORS?
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Deadline: Tuesdays 4pm
the Exchange
For more information: Legals@Spokane.Exchange 509-922-3456 | 800-326-2223 | Fax 509-455-7940

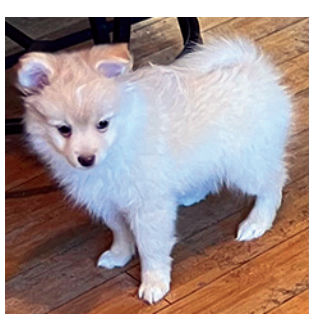
DOGS

AKC FRENCH BULLDOG PUPPIES
4 beautiful AKC registered puppies looking for their forever homes, 10 weeks old & have already received their first round of vaccinations. Litter details: 3 males, 2 blue with tan points, 1 blue merle with tan points; 1 female blue merle with tan points, striking mismatched (different-colored) eyes. These puppies are well-started, healthy & full of personality, been raised with care & are at the perfect age to bond with their new families. Their coloring is exceptional & the female's unique eye color makes her especially eye-catching. Serious inquiries only. Please reach out for more information, photos, or to schedule a visit, 509-731-0526

F1BB MINI GOLDEN-DOODLES
You won't be disappointed, cute & adorable! Only 3 left, 2 females & 1 male. Text 509-430-3243

ROTTWEILER BELGIAN MALE MIX
4 months old, 1 male left! He's very sweet & mellow, $50. Call or text 509-299-0470. Located 15 minutes west of Cheney

CHIHUAHUAS
Puppies will be ready for their new homes in the middle of March, 6 in total, with 3 males & 3 females, each growing into a sweet, lively companion, healthy, playful & full of personality, making this a great time to reserve one if you're looking for a small dog with a big heart. $700, serious inquiries only. If you're interested in reserving a puppy or would like more information, please contact Vivianna 509-975-4111



PUREBRED POMERANIANS
Great emotional support dogs, 2 males, 2 females, 9 weeks old. Also have 2 year old males, one is albino. Rehoming all to good homes for $700 each, willing to discount for more than one. Call/ text, 651-247-4990 Kettle Falls

FRENCH BULLDOG PUPPIES
AKC Champion lines, very desirable colors & structure, were $5000, now half off $2500, save another $500 for pet only. Only family pets bred, raised with love & affection, no cages or kennels. Retiring from breeding & have some young adult dogs available. Text or call, 509-828-0561 Green Bluff

CHIWEENIE PUPPY
One boy, $225, has had first & second shots & dewormed, puppy pad trained. Text or call Jack, 509-818-2802 Springdale

BOSTON TERRIER/ PUG MIX
7 week old Boston Terrier/ Pug mix puppies, 5 males & 1 female, first shots given & dewormed, $600. Will deliver to surrounding areas. 509-970-0493, Tri-Cities

THE EXCHANGE IS PROUD TO ASSIST
Local law agencies to stop irresponsible backyard breeders & puppy mills. If you bought a sick puppy or had a strange buying experience please report it to us & if applicable, the local authorities. We take pride in creating a safe buying & selling marketplace for the Eastern Washington community. 509-922-3456 or www.PacificNW.Exchange, SCRAPS 509-477-2532, Stevens County Sheriff 509-684-5296, Ferry County 509-775-3132, Grant County 509-754-2011, Lincoln County 509-725-3501, Pend Oreille County 509-447-3151, Whitman County 509-397-6266

F1B GOLDENDOODLES
Friendly, adorable, cuddly, low-shedding. Come with first initial de-worming, vaccinations & vet check. 4 females, 3 males. Available March 1. $1000, taking hold deposits now. Instagram @GoldenFozzyDoodles for videos & more media. 509-381-9832 Cheney

SHEEPADOODLE PUPPIES
5 weeks old, 2 girls & 1 boy, so cuddly cute! Their tails are docked, dewormed, vaccinated. $200 deposit to hold your puppy prior to pick up /meet up, total price, $1200. 509-301-3876, Milton-Freewater, OR

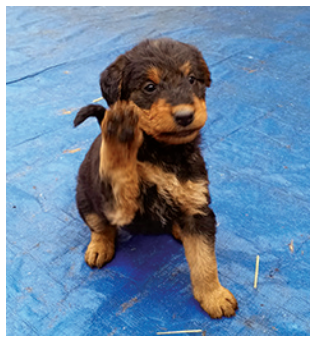
PUREBRED POMERANIAN PUPPIES
To reserve your puppy, call or text for details. 509-989-1042 Soap Lake

GREAT DANES!
Gentle giant of the dog world. Ready February 28, first shots, pick one now before they are spoken for. $300 to reserve, $1000 out the door. For pictures or a showing, text 509-440-3555 Medical Lake

MINIATURE GOLDEN-DOODLES
6 puppies, little to no shed, first set of shots, microchip & dewormed, very smart & social. $2500. Text for more information 509-768-2740 Spokane Valley

SUSPECT A PUPPY MILL?
To help those dogs you must contact your local authorities. Photos, names, addresses all help create a case for law enforcement to obtain the proper documentation to rescue the animals in need as soon as possible. SCRAPS 509-477-2532, Stevens County Sheriff 509-684-5296, Ferry County 509-775-3132, Grant County 509-754-2011, Lincoln County 509-725-3501, Pend Oreille County 509-447-3151, Whitman County 509-397-6266

PUREBRED BASSET HOUND PUPPY
Female, 11 weeks old, current on vaccinations & dewormed. Ready for her forever home! $1200 or best offer. Call or text 509-951-6451 Spokane Valley



AIREDALE TERRIERS
Five males, two females, born Christmas day, have had well puppy check ups, first shots & dewormed Call or text, 509-666-9411 Deer Park

DOODLE PUPPIES
Male puppy available to go home now. Micro-mini Bernedoodles available. Message/call 509-430-7204. Burbank Bernedoodles, Burbank

THE EXCHANGE HAS THE RIGHT
To refuse any ads if mistreatment, abuse of animals or otherwise harmful situations to the animals health or well being are suspected.

CHIHUAHUA PUPPIES
Males & females, can send pictures, first shots & deworming. Call for more information, 208-660-6235 or 208-699-0557 Rathdrum

PUREBRED MALE WEIMARANER
Six months old, great dog, kennel & potty trained, fast learner, very smart, lots of energy, up to date on shots. Needs more attention than I have time for, my work takes me out of town. To good home, comes with kennel. Please call 509-869-2457 Spokane

TEN WEEK GERMAN SHEPHERD PUPPIES!
One male, four females, whelped December 16, 2025. Gorgeous, loyal, sweet & protective. Czech & West German lines. Purebred & papered, family raised, parents on site, Veteran owned, $2500 each. Discounts for Veterans, Firefighters, Medical, Police & Teachers. www.ThunderRidgeShepherds.com or 208-262-6509 Spirit Lake, Idaho

BIRDIE IS LOOKING FOR HER FOSTER OR FOREVER HOME
She is an adult Labrador/ Staffordshire Bull Terrier mix, & a complete sweetheart & she is happiest when she's right at your side! Men are still a little scary to her, so any men in the home will need to be extra sweet to her to earn her trust. Birdie is leash trained, crate trained, & fully potty trained! Her prey drive is strong, so a cat free home is best. She would love to be your hiking/ walking buddy so that she can bring her giddy energy to your adventures. Birdie is about 2 years old, 53lbs, spayed, microchipped, dewormed & up to date with all her vaccines. Her adoption fee has been sponsored to help her find a home fast! If you're looking for a loyal, outdoorsy companion who will follow you anywhere & always keep life interesting, Birdie is your girl! To see more pictures & more details about Birdie go to, www.TheFurryFarmRescue.org or if you'd like to speak to a volunteer please call or text, 509-230-6540 Spokane

4 BEAUTIFUL MALE YORKIE/WESTIE PUPPIES
These puppies have been home raised with love, were born November 13, 2025 are ready for their forever homes, their first shots, dewormed, all healthy with their first vet exam. The lil fellas (Bobby, Steven, Timothy, & Albert the Great) are hypoallergenic, well socialized, smart, happy, cuddly, mom and dad on site, should make any family very happy. $850. Call or text 509-307-5347 for more information/pics/video/etc, Yakima

TWO FEMALE POODLES
One toy & one small miniature, both seven months old, up to date on shots, serious inquiries only, pet price $1000 each. 509-770-5933 Moses Lake

GERMAN ROTTWEILER PUPPIES
Ready for new home now, will be up to date on shot & tails will be docked. Contact me if interested, 509-831-2489

YORKIE PUPPIES
Looking for a new home, male, born August 31, 2025, has all shots & dewormed, very playful & likes to cuddle, great around other dogs. For more information, 509-380-1577. We deliver halfway, Tri-Cities

POMERANIAN PUPPIES PUREBRED, NO PAPERS
1 black & white female, 2 wolf sable males. 7-1/2 weeks, asking $700 or best offer. 509-609-8627 Ford

ATTENTION FEMALE VETERANS
Operation Dog Tag is starting dog training classes for female MST survivors. These classes are free & held at the Spokane Vet Center on Mirabeau Parkway in Spokane Valley. For details please contact Joe, 509-276-4364 be sure to leave a message & I will get back to you. Thank you for your service

MINIATURE PINSCHER/ DACHSHUND PUPPIES
2 males available, 10 weeks old, one rare white color, one brown, $800 each. Have first round of shots, deworming. Call/ text, 509-991-9819 Spokane

POMERANIAN EXPERT
Home of the only AKC Pomeranian Breeder of Merit in Eastern Washington, North Idaho & all of Montana. Multiple champions, genetic & OFA tested. Call or text, 509-514-0522

FRENCHTON PUPPIES
Ready March 1, 3 merles, $2200. 2 black & white, $1700. Good references have had repeat customers, will come with shots, dewormed, starter puppy pack, potty pads trained. These puppies are going to be small are incredibly smart! 509-607-8111

DOGS & PETS

COMMEMORATIVE CONCRETE PERSONALIZED STONES!
We can engrave anything: names, dates & photos, starting at $40! Guaranteed for life & we can ship anywhere in US for $20. www.CommemorativeConcrete.com or call 509-954-5946 Clayton

BUGGS
Boston Terrier & Pug mix. Cute little puppies! 509-778-3044

DACHSHUND
Male cream & white piebald. Ready first week of March, parents on site, up to date on dewormings & vaccines. 509-768-9730

CHIHUAHUA
Two adorable Chihuahua puppies are ready to find their forever homes now, both will be fully dewormed & vaccinated before leaving, ensuring they start off healthy & protected. They've been raised with lots of love & attention, it truly shows in their sweet, calm, & well-tempered personalities. This pair includes one male, who is the bigger of the two, & one female, who is smaller & full of charm. Each pup has their own unique character, but both are affectionate, playful, & eager to bond with their new families, well-socialized & are off to a wonderful start. $800. For more information, contact Vivianna at 509-975-4111 Tri-Cities, willing to travel, but price will vary

ATTENTION FEMALE VETERANS
Operation Dog Tag is starting dog training classes for female MST survivors. These classes are free & held at the Spokane Vet Center on Mirabeau Parkway in Spokane Valley. For details please contact Joe, 509-276-4364 be sure to leave a message & I will get back to you. Thank you for your service

TWO PUREBRED MALE CHIHUAHUAS
Ready to go, 8 weeks old, cute, playful, cuddly, first shots, paper trained, $300. Can meet halfway, call Linda, 509-826-2577 Omak

LABRADOODLE PUPPIES
Social, cute & love kids, vet checked & first shots, $1100. 509-680-0625 Colville

MALE BLUE HEELER YEAR & A HALF OLD
Neutered & up to date on shots, needs a larger outdoor space than I can provide, $100 rehoming fee. Located in Eastern Washington but willing to travel to meet. Text, 360-477-6931 Spokane

PUG PUPPIES
2 males & 1 female, vaccinated dewormed, 4 months old, $600, located in Pasco, WA. For more information, call/text 509-274-0860

BERNEDOODLE PUPPIES
2 Bernedoodle puppies ready for new homes, have received their shots & are in good health. $1000. Message 509-305-5185 for more information

F1B AUSSIEDOODLES
Four females, three males, ENS & ESI training, noise desensitization training, dewclaws removed, vet checked, vaccinated, potty training, well socialized, ready March 13. Call or text, 208-791-8129 Lewiston

AKC SILVER LAB
4 months old, 1 female & 1 male, up to date on all puppy shots. Rehoming fee, $500 each. Text, call, or leave message. 509-851-4066 or 509-851-4067. Tri-Cities

F3 POMSKY PUPPIES
Female, shots, dewormed, microchip, vet health certificate, ready the second week of March. Nebula Ranch Pomskies, 509-491-0784

COLVILLE VALLEY ANIMAL SANCTUARY
Is a non-profit located in Stevens County that helps care for cats & dogs. CVAS not only helps the animals find their fur-ever homes, but also the community & surrounding area. We offer low-cost vaccination clinics, information resources, Furry Tales (reading program for children), pet food bank, Seniors Saving Seniors (program matching seniors with senior pets at no cost; some requirements apply) & much more. Without the generosity of caring people who believe in our cause we would not be able to be here for those who need us. CVAS is funded by donations & any grants. Our daily operations are run mainly by wonderful volunteers who give their time & heart to CVAS. If you would like to volunteer or donate to CVAS please contact us: 509-684-1475, office@cvasanctuary.org or www.CVASanctuary.org

PRECIOUS SIAMESE KITTENS
Ready to give lots of love. Hand raised around dogs & kids. Gorgeous Bluepoint mama, Flamepoint dad also available. Rehoming $125. 425-466-9294

FOUR KITTENS LEFT!
2 tiger & white boy & girl, one multi-colored tiger boy, one orange & white boy. Handled daily. Bring kitty carrier, $5 each. Serious inquiries only, 509-276-2294. If no answer, 509-821-1514 Deer Park

F1BB MINI GOLDENDOODLES
Ready to go. Text only 509-430-3243

THE EXCHANGE HAS THE RIGHT
To refuse any ads if mistreatment, abuse of animals or otherwise harmful situations to the animals health or well being are suspected.

WE SERVE OUR READERS
We take pride in creating a safe buying & selling marketplace for the Eastern Washington community. In order to keep our paper safe we need our readers to report any suspicious behavior to us & the authorities. 509-922-3456 or www.PacificNW.Exchange SCRAPS 509-477-2532, Stevens County Sheriff 509-684-5296, Ferry County 509-775-3132, Grant County 509-754-2011, Lincoln County 509-725-3501, Pend Oreille County 509-447-3151, Whitman County 509-397-6266

Alliance of
THERAPY DOGS
Is Looking for Therapy Dogs in This Area!
IS YOUR DOG
• Friendly & Sociable?
• Bring Joy to Both Young & Old People?
There is a huge need in this area for Therapy Dogs to visit medical facilities, retirement homes, hospice care, etc.
It's a great way to spend time with your dog & give back to your community. Your dog does NOT NEED to have ANY Special Obedience Training, or Therapy Dog Training.
WE TEST YOU & YOUR DOG AT NO CHARGE!
Please visit our webpage for information, and to apply
www.TherapyDogs.com

MINI F1B SCHNOODLES
12 weeks old, 2 males, 3 females, 3/4 Poodle, 1/4 Schnauzer, max 15lbs, shots current & dewormed, $1200 for one or $2000 for two. Call or text for pictures & videos, 318-471-1984 Lewiston

GOLDEN RETRIEVER PUPPIES
Ready mid March, males & females, $1200. Call or text 509-720-9935 Reardan

AMERICAN BULLIES
The parents have pedigrees, but due to a conflict between the owners, the puppies do not. $1200 firm. 509-778-3044

BERNEDOODLE PUPPY
9 week old male looking for a forever home, will be about 50lbs when adult. Please call or message for details, 509-630-4279

LOVE BIRDS & CAGE
Love birds, green peach face, $150 & yellow peach face, $200. Cage 51x36x18, $200. Call 509-586-1557 Kennewick

ADORABLE ROTTWEILER PUPPIES
Ready February 25, 2 males, 5 females, tails docked, first shots, $700, 509-381-8186 Wilbur

FLUFFY CORGIS
Puppies in this litter are AKC registered, triple clear & fluffy. These pups are ready for their new homes. Text 509-222-0660

PAPILLON PUPPIES
Dewormed & first vaccinations, raised in loving home. Black & white male, $1850. Red & white female, $2350. Ready for their new homes March 9. Text or call 406-885-1159 Moscow

MINI F1 SHEEPADOODLE PUPPIES
3 females, 1 male ready for their forever homes. Contact us, 509-730-5810

PUG PUPPIES
2 males & 1 female, vaccinated dewormed, 4 months old, $600, located in Pasco, WA. For more information, call/text 509-274-0860

CKC REG. BASSET HOUND PUPPIES
Born Christmas Eve, 9 weeks old, first shots, 4 males & 1 female, tri-color & red & white, both parents onsite, dam is AKC & CKC, sire is CKC. Full registration $1000. email jagold69@hotmail.com text 928-853-5986 Spokane

ADOPT A SHELTER PET!

There are multiple cats and dogs available for adoption at the ***Spokane Humane Society***

Contact one of your local shelters today to meet your new companion!

- **Spokane Humane Society:** 509-467-5235 www.SpokaneHumaneSociety.org
- **SpokAnimal:** 509-534-8133 www.Spokanimal.org
- **Benton Franklin Humane Society:** (509) 374-4235 www.BFHS.com

Please Spay or Neuter Your Pets!

DOGS

AUSSIEDOODLE SPAYED FEMALE
2 years old, all shots, has crate & food bowls, etc., in an online training program, knows basic commands, fun family dog, likes going outside, needs more attention than we can give, $900. Text 509-484-2666 Spokane Valley

AKC REGISTERABLE ENGLISH BULLDOG PUPPIES
Two males, one tan with white markings & one red with white markings, both parents onsite, well loved, vaccinations & dewormed, been around other dogs, cats, kids & medical equipment/ wheelchair, $3750 or best offer. 509-770-1651 Ritzville

AKC YELLOW LAB PUPS
12 weeks old, 1 female & 2 males, waterfowl parents. Mom has an amazing field search for upland game. $900. 509-528-3544

MALTESE/ AUSTRALIAN TERRIER MIX
10 weeks, up to date vaccines, potty trained, $600. Text 509-492-8606

FEMALE BLUE HEELER MIX READY FOR HER FOREVER HOME
This 35lb bundle of joy has made a full recovery from a broken humerus & is now ready to leap into the heart of her forever family! She is about 1-1/2 years old, & full of fun, play & personality. She does well with other calm dogs who don't get up in her face & is fine with cats. She loves her toys & has 100% Heeler personality & traits, she would do well in a home without small children. Elsa is fully vaccinated, dewormed, spayed & micro-chipped, her adoption fee is $200. Are you ready to add some sparkle & spunk in your life? Elsa's your gal! You can see more pictures of Elsa on our website, www.TheFurryFarmRescue.org or if you'd like to speak to a volunteer please call or text, 509-230-6540 Spokane

FRENCH BULLDOG PUPPIES
Contact 509-728-3246

HORSES, HAY & LIVESTOCK

SECOND & THIRD CUTTING ALFALFA
3'x4'x8' big bales of alfalfa grass, $175 each. Small two string square bales: second, $12 bale; third, $13 bale. Irrigated, barn stored, excellent quality. www.HagenCattleAndHay.com 509-936-4380 Chewelah

CLEAN BAGGED OATS
50lb bags, $10 per bag, 6 bag minimum or more. 509-993-9365 Deer Park

NORTHWEST TRAILS
Boarding happy healthy horses. Recommended by many local vets. We love caring for the older retired horses. Catering to those who really care for their horse's well being. Large lighted arena, round pens, large paddocks & pastures with shelters. Quiet, peaceful, friendly atmosphere. 509-276-6345 Deer Park

SHOP AT WILL ROGERS SADDLE CO. FOR ALL YOUR HORSE NEEDS
We have lots grooming accessories, shampoos, conditioners, spot treatments, grooming bags & kits, leather care, lots of jewelry, belts, wallets & Wild Rags, purses, etc. Check our Facebook page for the latest updates! All major credit cards accepted. Buy, sell, trade. www.WillRogersSaddle.com 13011 N. Freya Street, Mead. 509-466-0106

TODD MARTIN HORSE TRAINING
One of the most talented horsemen around! Starting horses correctly using unique, gentle techniques. Problem solving, promoting horse's ability to focus on learning. Starting colts to finishing. Western, English, Barrels, Clinics & Lessons. Call or text, 509-999-7863 Elk

GREEN LEAFY SECOND CUTTING ALFALFA
Barn stored; Feed barley; beardless barley seed, taking orders now. Call for pricing 509-953-3060 Deer Park

PROTECT YOUR ANIMALS FROM ALL OF NATURE'S ELEMENTS!
Get best pricing for your new barn. Steel Structures America, NW Largest Pole Building Contractors, 1-888-598-8166 www.SteelStructuresAmerica.com

18TH ANNUAL NORTHWEST HEREFORD BREEDERS BULL SALE
Monday, March 9, 1pm, Double M Ranch Sale Facility, 30256 Stanfield Meadows Road, Stanfield, Oregon. Live via www.LiveAuctions.TV & Facebook. What's being sold? Performance tested Hereford & Angus Bulls, Horned & Polled. Commercial & Registered Replacement Heifers

LIVESTOCK & WILDLIFE FENCING EXPERTS
Deer, Elk, Equine & Field Fencing. Stay Tuff Installer. Lic #ALLTETF903JA. All Terrain Fence, 509-998-9570 www.AllTerrainFence.com

Stockland
LIVESTOCK AUCTION
"Continuing the Tradition of the Free Market in the American West"
WWW.STOCKLANDLIVESTOCK.COM
Online Sales/Bidding www.CattleUSA.com

FEEDER SPECIAL Mon. March 2 • 11am	**FEEDER SPECIAL** Mon. March 30 • 11am
ALL CLASS CATTLE Mon. March 9 • 11am	**ALL CLASS CATTLE** Mon. April 6 • 11am
FEEDER SPECIAL Mon. March 16 • 11am	**FEEDER SPECIAL** Mon. April 13 • 11am
ALL CLASS CATTLE Mon. March 23 • 11am	**ALL CLASS CATTLE** Mon. April 20 • 11am

ALL CLASSES OF CATTLE SELL AT EACH SALE
– ACCEPTING ANIMALS ON THE SUNDAYS PRECEDING SALE DAYS –
1505 12th St, Davenport, WA | StocklandLivestock@gmail.com
1-800-372-6845 • Sale Day: 509-725-1101 • Kale: 509-703-3981

GOOD QUALITY TWO YEAR OLD GRASS HAY
Big bales, 1100lbs, barn stored, $100 bale; five or more, $90 bale. Cash only, 509-995-4824 Cheney

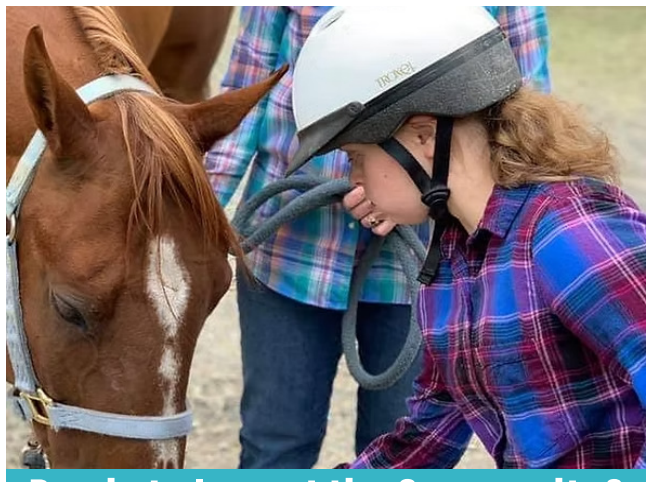
NEED TO SELL YOUR HORSES, MULES OR PONIES?
Call me! Any breed, any age, anywhere! Call or text, 208-413-2192 Asotin

ATTENTION STOCKMEN!
- Special Feeder Sale • Wednesday, March 11
- Small Animal Regular Sale • Wednesday, March 25

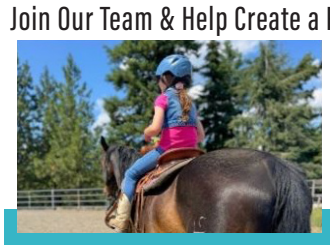
Lewiston Livestock Market
208-743-5506 Anytime | LLM@lewistonlivestock.com
Tate Witters: 509-780-7293 | John Pearson: 509-288-0160
3200 E. MAIN ST. • LEWISTON, ID 83501

CLEAN BAGGED OATS
50lb bags, $10 per bag, 6 bag minimum or more. 509-993-9365 Deer Park

SAVE YOUR FAMILY
From becoming your lifetime caretaker. Wear a helmet on horseback



Ready to Impact the Community?
VOLUNTEERS WANTED
Join Our Team & Help Create a Positive Impact for the Youth!



2BU Youth Ranch
Want to Help Your Community?
Volunteer Info Meeting
- Learn How to Get Involved
- Meet Other Volunteers
- No Experience Needed

Monday's starting March 2 - March 30, 2026 • 4pm-6pm
We will run a 6 week training to get you ready!
Let's Make a Difference Together!
509-994-1167
www.2BUYouthRanch.org
17412 E. Foothills Rd., Spokane, WA
2BU YOUTH RANCH SPOKANE • WA

Unconditional Love Leads the Way
OPERATION DOG TAG
DOGS 4 VETS BY VETS

OPERATION DOG TAG

OperationDogTag.org

My name is Frank Lopez, me and my dog Guero have been a part of Operation Dog Tag with Joe Scheffer for the last 6 months. Since attending his classes, I now possess the skills to teach my service dog the specific commands to help me with my everyday activities. With Joe's guidance, my service dog is not only able to be in restaurants, but he also makes sure to stay out of the way of the staff. My dog is my best friend and it means the world to me to be able to take him wherever I go. Thank you Operation Dog Tag and Joe Scheffer.

Frank Lopez / U.S. Army

A MESSAGE FROM THE DIRECTOR OF OPERATION DOG TAG

Operation Dog Tag is a non-profit organization dedicated to training dogs for combat Veterans. Then in turn, training those Vets to train other dogs for other Vets. Having a dog has been proven to help with rehabilitation & many Veterans in our area are in desperate need. The Veterans are given these dogs at no cost. So please help us help our Veterans by donating to:

Pointman Int'l Ministries
(DBA Operation Dog Tag)
Joe Scheffer, Director
PO Box 1892, Deer Park, WA 99006
509-276-4364 *(leave message)*

Dedicated to all men and women who served in combat and their families who love them. Operation Dog Tag wishes to educate the community of their purpose and asks for help in aiding the returning Veterans along with the ones that are already struggling at home.

And we Veterans thank you as we continue *"Making Man's Best Friend Even Better For A Veteran"*

- Joe Scheffer, Director/Trainer of Operation Dog Tag, Vietnam Vet USMC

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FIREARMS ATTORNEY
Rights restoration, Expungement, NFA trusts. Licensed in Idaho & Washington. Free consultation, Alan Baker, 208-743-5338

BUYING GUNS
One gun or collections, small or large, along with related items, honest, experienced evaluations & fair prices. 208-781-9034

DOUBLE BARREL RANCH THE FINEST UPLAND BIRD HUNTING
3000 acre hunting preserve, guided & non-guided upland bird hunting, lodging, meals, corporate events & family get togethers. Arrive as our guest & leave as our friend! 17 miles south of Spokane, www.UplandBirdRanch.com or call the Birdman Joe, 509-270-5518 to book your hunt! No hunting license required for residents & non-residents

DO NOT TRESPASS
The state of Washington has strict laws prohibiting trespass on private land. Per RCW 77.15.435, it is unlawful to hunt or retrieve wildlife from the property of another. Owners are not required to post their land

13 NEW TRAPS OF VARIOUS SIZES
Cleaners, scents, setters, lures, grippers, books. Have $340 invested, asking $250 for all or best offer. JP, 503-894-0066 Colville

LITTLE CANYON SHOOTING SPRING SPECIAL
Ten hens, $200. Located in Peck, Idaho. To book hunt, call 208-486-6235

INTERMOUNTAIN FUR HARVESTER'S FUR SALE
Friday & Saturday, March 13 & 14, new location-Kootenai Technical Education Campus, 6838 W. Lancaster Road, Rathdrum 83858. Fur drop off Friday, 3pm-8pm & Saturday, 7am-Noon. 5% sale commission, 10% non-members, 1% no sale commission on items not sold that have an asking price. For information, 509-671-1946 or 208-920-0762

1911 SIG SAUER .45
1911 SIG Sauer .45 handgun for sale. Only shot once. Asking $900. Call or text Ben at 509-948-5740.

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Peace of Mind or Early Detection

Now, More than ever, it's important to get screened for Stroke and Cardiovascular Disease Risk

It's simple and painless.

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Fishing Magician

Dave Loughrie

Reach Dave @ www.FishingMagician.com or FishBoy@nwi.net "The Outdoor Insider"

The big news for this week is the opening of several lakes in the region to trout fishing. Every year anglers celebrate trout fishing by making their first trips of the year. It's a good idea to check through the Washington Sportfishing pamphlet to see if any of the lakes near you will be opening on March 1st.

The opening of several lakes in Grant County on March first every year creates a good deal of excitement. This is the unofficial starting gun for trout fishing in Eastern Washington, and I expect to see a good crowd of anglers in the Quincy Wildlife Area, where there are some excellent prospects for fishing in the early season. Burke and Quincy lakes are high on the list of places anglers will plan to make their first casts of the year. Both of these lakes are getting special plants of rainbow prior to March 1st to assure that anglers have good success on the opener. Each lake will receive 1,500 rainbow that average a pound. Martha Lake, which is east of the town of George, will also get a plant of rainbow prior to the opening day. It got 750 catchables in October and will get another 500 catchables in March. Another lake that is popular with March anglers is Upper Caliche Lake, which is west of the town of George, and it got 500 catchables in the fall of last year and will get another 325 catchables in March. Two lakes that are very popular with fly fishers also got special plants. Both Lenice and Nunnally lakes were planted with 3,000 catchables last fall and another 2,250 this spring. This week's photo was taken at Burke Lake on last year's opening day.

There are several "quality" lakes in Okanogan County that are open year-round and offer particularly good fishing for trout that are larger than most in the other lakes in the region. By "quality", I mean that these lakes have selective gear rules, which means no bait allowed, and barbless hooks. They also have a two fish limit per day with a minimum size of 14 inches. Many of them also don't allow the use of internal combustion engines. Given the special rules and restrictions, these are very popular with fly fishers, but the use of traditional gear, like spoons and spinners with barbless hooks is allowed. Rat Lake is one of these lakes and is located just outside of the town of Brewster. It's a short drive up the hill through the angus cattle feed lots to the parking area and boat launch. This launch is large enough to accommodate small boats. The early spring is a probably the best time of year to fish Rat Lake I was hoping to find the ice that had formed on the lake to be gone when I checked on it last Saturday, but it's going to be a while before it goes away.

When I was checking on the ice conditions on several lakes in Okanogan County, one that was on my list to visit was Davis Lake. This is another one of the quality lakes in the area and is between Twisp and Winthrop. The reason I wanted to stop here was that I found it busy with fly fishers last fall. Blue Lake in the Sinlahekin Valley and Davis had more activity than any of the other lakes I stopped at while shooting video for Okanogan County Tourism. I found Davis solidly frozen and although the ice is questionable now, I could see where people had been drilling holes in the ice earlier this winter. Once again, anglers will have to wait to fish this popular quality lake. Another popular lake in northern Okanogan County is Palmer Lake, and when it has good ice many people fish it for perch, rainbow, kokanee and particularly burbot. The state record for burbot was held for a long time with a fish from Palmer. I checked with some folks in Loomis and found out that not enough ice formed this winter to fish Palmer. I did get a call back from Bonaparte Lake Resort, and they still have 15 inches of ice on the lake and good catches of tiger trout are being made.

I wasn't having much luck finding lakes in Okanogan County that were free of ice. My idea was that with the mild winter weather we've had anglers could be fishing some of the quality lakes in this area. Well, not only were the quality lakes frozen over, but every lake I visited had ice on it, and enough ice that it will be a while before they will be fishable. So, I decided to check on one of the most popular ice fishing lakes in the Methow Valley. That is Patterson Lake, not far outside of the town of Winthrop. Here I found anglers enjoying the day ice fishing. They were scattered from one end of the lake to the other. One angler told me that the ice was nine and a half inches thick, and I saw people taking a snowmobile out on the ice and down to a shack at the far end. I have fished Patterson for many years, and although perch used to be my target species years ago, more people are now focusing on the trout and kokanee. Perch are still plentiful but running smaller than when I was fishing it.

I mentioned in an earlier report that Rat Lake near Brewster was still iced over. The ice isn't thick enough to support ice fishermen, so it will probably be sometime in March before anglers can get at the trout in this quality lake. I thought of another lake that is popular in the spring that may have shed its layer of ice, so I got back on Highway 97 and drove up to Okanogan. Here I took Highway 20 to reach Leader Lake. Leader was changed to a year-round lake several years ago and increased in popularity. It is inhabited with a wide variety of species. There is a boat launch here and very good shore access. I found this lake also covered with ice, and no sign of people drilling holes through it.

I will be checking on some of the lakes that open on March 1st, and I look forward to visiting with a bunch of anglers on this early season trout fishing opening day.

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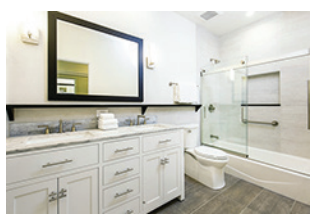

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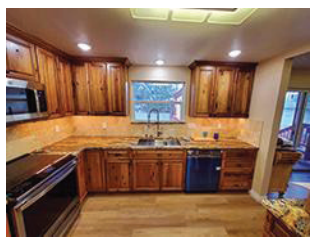

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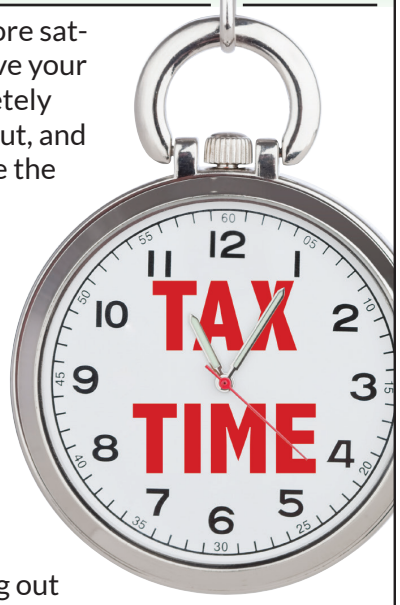


What could be more satisfying than to have your tax return completely organized, filled out, and signed well before the dreaded April 15 deadline? What feels worse than hunting around for missing records at the last minute, being greeted by an angry glare from a frazzled tax preparer on April 13, or even finding out that you owe more taxes than you expected to pay? You can make things easier on yourself and your accountant by taking these simple steps during the year.

JANUARY-FEBRUARY

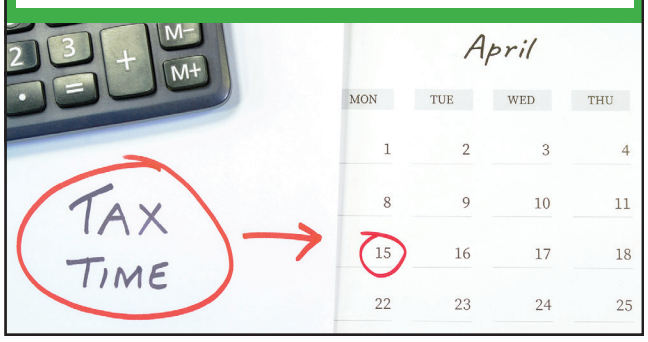
1. Start keeping records for the current year's expenses.
2. If tax forms don't arrive in the mail, pick them up at a local bank or post office. Or call the IRS at 1-800-424-FORM.
3. Make an appointment with your accountant or tax preparer.
4. If you are preparing your own return, consult a current-year tax guide.

FEBRUARY-MARCH

1. If you have dependents 2 years old or older who don't have Social Security numbers, fill out Form SS-5 at your local Social Security office.
2. If you were exempt from withholding from wages last year, file a new W- 4 form with your employer to continue your exemption this year.
3. If you have not received a W-2 form from your employer or 1099 forms from your bank, broker, and so forth, report the oversight to them.
4. Review your payroll records, check stubs, and receipts; list itemized deductions.
5. List your sources of income, including salary, interest, dividends, capital gains, professional fees, and pensions.

MARCH-APRIL

1. Provide your tax preparer with all necessary records and information.
2. Review completed tax forms for errors and omissions.
3. Sign the forms and write your Social Security number on them. Your spouse should sign a joint return (if filing jointly). Make photocopies for your files and keep them for at least three years.
4. Make out checks or pay amounts due, if any.
5. For a 4-month extension, complete Form 4868. You must still pay what you owe. Make out a check or pay an estimated amount by April 15.
6. Consult your accountant about changes in the tax laws, especially deductions, for them coming year. Adjust your spending, investments, and your files accordingly.



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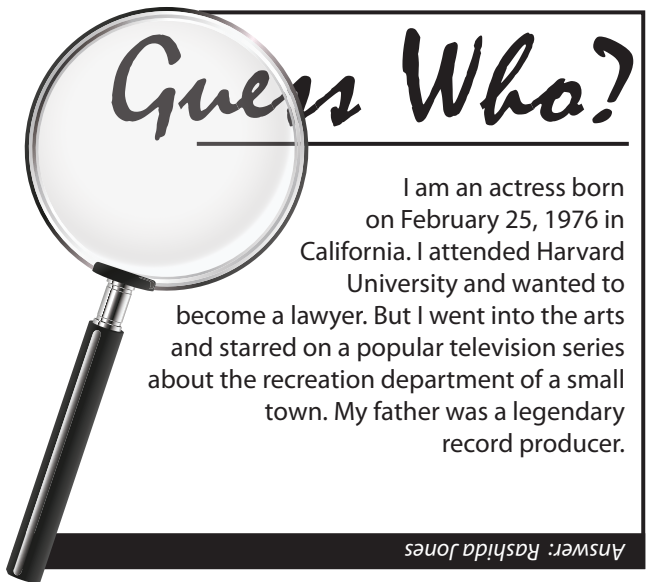
Guess Who?
I am an actress born on February 25, 1976 in California. I attended Harvard University and wanted to become a lawyer. But I went into the arts and starred on a popular television series about the recreation department of a small town. My father was a legendary record producer.
Answer: Rashida Jones

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Classified ads are a great way to sell something, find something or hire a contractor to do needed work around your home or business. Sadly, our advertisers cannot always trust the individuals who respond to their ads. It has come to our attention that there are scammers out there who respond to ads with the sole intention of deceiving the advertiser. Typically these scams are actually generated by automated bots. Here are a few things to look out for:

When selling something:

Scammers typically text & ask what your final price is. They will then ask you if you can ship the item. In return, they tell you that they will send a cashier's check with some extra money added in to cover shipping. Do not fall for this. Accepting cash for items is the best bet. For large purchases, meeting at the buyer's financial institution for the payment is encouraged.

Where to meet:

If you are unsure of a buyer or seller, ask them to meet you at the local police station or S.C.O.P.E. office, or a public location such as a grocery store parking lot. People who don't have anything to hide will be agreeable to that type of meeting spot.

Who to hire:

If you are looking for a contractor to fix or build something, make sure they are licensed & bonded. This can be verified on the Washington State Labor & Industries contractor site. Do not pay in advance for any services or materials until you have a signed contract. Many contractors ask for half the money in advance & the remainder when the job is done. It is good to verify that the individual does, indeed, still work for the company they are representing. It is also a good idea to ask for references. Most contractors are happy to pass on names and phone numbers of customers that can verify their work.

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Hillyard Library 4110 North Cook Street, Spokane

Friday, February 27, 3:30pm - 5:00pm

Join us as we learn how to paint colorful nebulas in space! This library program is a time-strict program. This means the program begins immediately at its start time and arriving late is not recommended as instructions may be missed or time allotted for drying paintings will be reduced. Aprons will be provided, but please dress ready to make a mess! This program is intended for kids ages 6-9 with an adult.

Recycle Science: Paper Making

Indian Trails Library 4909 West Barnes Road, Spokane

Thursday, March 5, 4:00pm - 5:00pm

Make paper from recycled materials in this hands-on workshop. Explore the exciting science of recycling while turning discarded materials into new pieces of paper in this workshop ideal for late elementary through middle grade kids. Registration is encouraged but not required. https://events.spokanelibrary.org/event/15587320#

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TINY HOME FOR RENT IN CRESTON
Nice, clean two bedroom furnished tiny home, $775 month, first, last & security deposit, 1 year lease. Also listed on Zillow. Call 509-724-0294 Creston

OPEN HOUSE SATURDAY FEBRUARY 28, 1PM-3PM
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Real Estate Trends & Advice

RESIDENTIAL REAL ESTATE REPORTING - FinCEN

Starting on March 1, 2026, real estate closing companies will be required to report certain real estate transfers to the United States Treasury Department's Financial Crimes Enforcement Network (FinCEN).

"The Department of the Treasury has long recognized that the illicit use of residential real estate threatens U.S. economic and national security and can disadvantage those that seek to compete fairly in the U.S. real estate market. This reporting requirement is designed to increase transparency in the U.S. residential real estate sector and to combat and deter money laundering." (www.fincen.gov/rre)

This new reporting requires that certain residential real estate transactions purchased with all cash or without institutional lender financing where at least one buyer is a legal entity, limited liability company, corporation, partnership, trust, trustee, or other non-natural person, must be reported.

So this will affect your real estate transaction if the buyer is an entity, and purchasing with cash, owner financing/private financing. This does not apply if the buyer is a "natural person" and or is getting financing from an institutional lender. Institutional lenders are already subject to anti-money laundering and suspicious activity reporting obligations.

What if your residential real estate transaction fits this new reporting criteria? The closing company that is handling the closing will be responsible for providing this report to the Department of the Treasury. Both buyer and seller will need to provide to the closing company the information and documentation necessary for the closing agent to complete the FinCEN Report. This includes full legal names, date of birth, address and IRS taxpayer identification number of the beneficial owners of the buyer's entity. The buyer will also pay the cost to prepare and file the report. It is expected to be around $300-$400.

If the buyer in your transaction is a natural person, this reporting will not need to be done.

In summary, the purpose of this reporting is to deter and combat the use of real estate in money laundering. If you are buying or selling after March 1, 2026, be aware that if the buyer is an "entity" there will be some additional steps that will need to be taken at closing for this reporting and may add some additional time and cost to closing. If you would like to find out more information about this reporting, reach out to your real estate agent or visit www.fincen.gov/rre.

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JIM SEIVERS CAPTURES PRO NOSTALGIA TITLE

Jim Seivers has now won the Pro Nostalgia A field points championship for the second time in three years. Jim Seivers photo

SPOKANE — Longtime Spokane drag racer Jim Seivers won the Pro Nostalgia A field points championship for the second time in three years.

"This is a series based at the legendary Woodburn Dragstrip close to Portland and has cars coming from as far away as Arizona and California. It features front engine dragsters, altereds and nostalgia funny cars," Seivers wrote in a text message.

Most of the cars are new purpose-built cars, but there are a few old cars from the sixties, Seivers explained.

"One is Mike Floyd's junior fuel car," Seivers said. "His dad, Earl, raced way back when. It runs a Desoto Hemi on 98% nitro and will make you cry from the smell. Floyd's car can still go 190 mph, but the et is in the high 7s which isn't fast enough for the A field.

"We went into the last race of the series with a good lead being the only car with more than one win," Seivers said.

I told my crew all we had to do was qualify in the A field which is not that easy considering it took a 6 second pass to make it at the last event, and due to rain we only got one shot at it. Seivers laid down a 6.83 which ended up number one qualifier because nobody wanted to chance tire shake by leaning on it.

"My crew, Chris Madison, and Jaci Paslay went nuts on the starting line celebrating, or so I was told. I wasn't a hundred percent sure about the points and broke in the first round against the third-place car of Jay Kinney.

Then watched Jay and the 2nd place car go to the final with Steve Henry getting the win. I knew it was close and here are the results.

Seivers thanks Chris and Jaci for their efforts, and also gave kudos to the rest of the racers in the class.

"This is a very competitive series, some really good cars and drivers in this," Seivers said. "They are all great people, knowledgeable, and we are proud to call them friends."

Pro Nostalgia A 2025 Point Leaders

Position; Driver; Points
1. Jim Seivers; 391
2. Steve Henry; 376
3. Jay Kinney; 347
4. Nick Pruett; 301
5. Dave Reed; 300

TYLER REDDICK CLAIMS BACK-TO-BACK VICTORY AT ATLANTA

By Holly Cain; NASCAR Wire Service

HAMPTON, Ga. (February 22, 2025) – Tyler Reddick answered his DAYTONA 500 victory a week ago with a dramatic double overtime comeback win Sunday evening in the AutoTrader 400 at EchoPark Speedway, marking the first time in nearly two decades a driver has won the first two races of the NASCAR Cup Series season.

Even though Reddick's No. 45 23XI Racing Toyota's right front fender was damaged in an earlier incident, he was able to persevere, zigging-and-zagging and making a strong move to the front on the very last lap. He finished a mere .164-second ahead of fellow Toyota driver, Joe Gibbs Racing's Chase Briscoe who gave Reddick the crucial winning push to get ahead of his 23XI teammate Bubba Wallace and the Chevrolets of Carson Hocevar and Ross Chastain.

Reddick's work makes him only the sixth driver in NASCAR history to win the opening two races of the year. NASCAR Hall of Famer Matt Kenseth was the last to do so in 2009.

Reddick, who actually led a race best 53 of the 271 laps, jumped out of his damaged Toyota Camry to retrieve the checkered flag, pausing to take a long look at the right front damage – and missing fender - then smiling and wondering aloud how he pulled that victory off as well after being collected in a nine-car accident only 40 laps from the end of the scheduled distance.

"That's crazy, how about that EchoPark Speedway?" the 30-year old Californian yelled to the packed grandstands. "This place over the years it just puts on some amazing racing. Handling matters here, but I don't know, I guess determination outweighs handling."

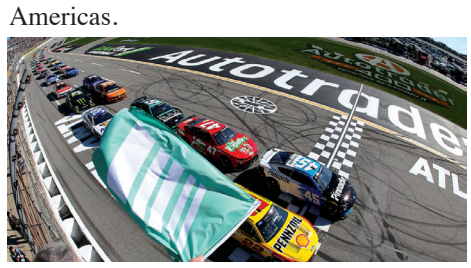
His team co-owner, NBA legend Michael Jordan was equally as jubilant with Reddick's rebound.

"Tyler did an unbelievable job, both teams did an unbelievable job" Jordan said, also referring to Wallace, who led 46 laps but finished eighth in the final all-out push to the checkers.

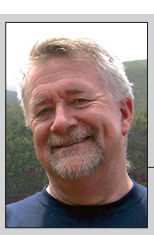
The Chevrolets of Trackhouse Racing Ross Chastain and Spire Motorsports teammates Hocevar and Daniel Suarez rounded out the top-five behind Reddick and Briscoe.

In another phenomenal comeback story, Chastain's Trackhouse Racing teammate Shane Van Gisbergen finished sixth his best oval finish in his two years in the series – even after the former Australian Supercars Series champion was caught up in three of the yellow flag incidents on the day.

The NASCAR Cup Series moves to its first road course of the season March 1 for the DuraMax Grand Prix Powered by RelaDyne at Austin's famed Circuit of the Americas.



Tyler Reddick, driver of the #45 Pinnacle Toyota, and Joey Logano, driver of the #22 Shell Pennzoil Ford, lead the field to the green flag to start the NASCAR Cup Series Autotrader 400 at Echo Park Speedway on February 22 in Hampton, Georgia. NASCAR photo



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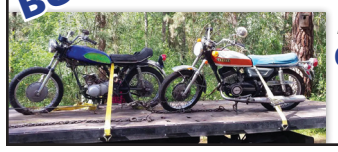

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